

# 1118 Rue Egan Montréal (Verdun/Île-des-Sœurs) (Montréal)

Reference: 25947796



**Sold**

4 Bedrooms 2 Bathrooms 1 863 ft<sup>2</sup> / 1 862 ft<sup>2</sup>



**Anick Truong**  
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Informations non contractuelles

**BARNES Québec**  
1472 Sherbrooke Ouest  
Montréal, QC H3G 1L3



+1 514.933.3235  
quebec@barnes-international.com

Bedrooms : 4

Bathrooms : 2

Rooms : 11

Shower rooms : 1

Property area : 1 863 ft<sup>2</sup>

Plot size : 1 862 ft<sup>2</sup>

Construction : 1945

Stunning, fully renovated two-story home located in the heart of Verdun. Close to all amenities: several schools, parks, shops, and the Jolicoeur and Verdun metro stations. With quick access to Highway 15, the location is simply ideal. This charming home is perfect for a family with its 4 bedrooms, a bright and open main living area, 2 bathrooms and a powder room, a fully finished basement, cute backyard and outdoor parking space.

From the moment you step inside, you'll be charmed by the bright, open-concept living area, enhanced by beautiful exposed wooden beams that add warmth and character to the space. The kitchen boasts a modern and elegant design with a central island that comfortably seats three to four people. A large patio door floods the space with natural light and leads directly to the backyard. The kitchen opens onto a dining room with room for a large table, as well as the living room, creating a welcoming living space perfectly suited for family life or entertaining. A powder room completes this level.

Upstairs, you'll find three generously sized bedrooms, including a master bedroom with a walk-in closet. The elegantly designed bathroom features marble-effect ceramic tile floors and walls with heated flooring, a double vanity with ample storage, a soaker tub, and a separate glass-enclosed shower.

The basement offers a versatile family room, a fourth bedroom with a walk-in closet, and a bathroom with a shower-tub combination, adding even more functionality to the property.

Outside, the fully fenced backyard with wooden fencing ensures privacy and tranquility—a perfect space to enjoy sunny days.

Included : All appliances (stove, refrigerator except the one in the basement, dishwasher, washer, dryer), wall-mounted air conditioners, all blinds but not curtains. Light fixtures. Garden sheds.

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Excluded : Furniture and personal belongings, basement refrigerator. All curtains.



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