

## 1295 Rue Lévis Laval (Duvernay) (Laval)

Reference: 27468008



**Sold**

4 Bedrooms 2 Bathrooms 4 671 ft<sup>2</sup>



**Benjamin Pelletier**  
514-907-9072 | Email

Informations non contractuelles

Bedrooms : 4

Bathrooms : 2

Rooms : 10

Plot size : 4 671 ft<sup>2</sup>

Construction : 1962

Located in the popular family area of Val-des-Arbres, this single-family cottage features 4 bedrooms and 2 fully renovated bathrooms. The modern kitchen opens onto the courtyard. The finished basement with family room offers additional space. The large backyard and driveway provide added convenience. Enjoy a peaceful street close to parks, schools, public transit and bike paths. A perfect home for families seeking comfort and modernity.

**\*\*Description:\*\***

Magnificent single-family home located in the sought-after neighborhood of Duvernay, Laval. This charming property offers a peaceful living environment while being close to all necessary amenities.

Many renovations have been carried out by the current owners:

- Kitchen renovated, countertops changed, island and backsplash added. \_ Complete renovation of the ground-floor bathroom.- Sandblasting of ground-floor- Opening of dining room to living room. - Replacement of gutters and other maintenance work.

**\*\*Property features:\*\***- Lot size: 434.3 square meters- Year of construction : 1962- Number of bedrooms: 4- Number of bathrooms: 2- Basement: Fully finished

**\*\*Highlights:\*\***- Modern kitchen with quartz countertops- Hardwood floors throughout- Large backyard with terrace and BBQ area- Centralized heating and air conditioning- Open-plan living and dining room.

**\*\*Additional information:\*\***- Visits by appointment only.

**\*\*Responsible broker:\*\*** Benjamin Pelletier Telephone: 514-907-9072 E-mail: b.pelletier@barnes-international.com

Your cooperation is greatly appreciated. If you have any questions or require further information, please do not hesitate to contact us.

Included : Refrigerator, stove, microwave hood, washer, dryer, dishwasher.



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



+1 514.933.3235  
quebec@barnes-international.com