

1460 Rue Leclair Montréal (Verdun/Île-des-Sœurs) (Montréal)

Reference: 13444206



Sold

4 Bedrooms 1 Bathroom 4 650 ft²



Vicky Aucoin
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Informations non contractuelles

Bedrooms : 4

Bathrooms : 1

Rooms : 9

Shower rooms : 1

Plot size : 4 650 ft²

Construction : 1947

Experience tranquility in the city in this charming home that combines comfort, warmth, and conviviality. You will be enchanted by the brightness and seamless layout between rooms: a spacious living room with a fireplace, a beautiful white kitchen, 3 bedrooms, 1+1 bathrooms, a basement that can be tailored to your needs, and a stunning backyard with its terrace, spa, and above-ground pool. Settle into the verdant neighborhood of Crawford Park, offering a peaceful life with amenities and accessibility, making it a prime location.

More than just a property, this home is a true haven of peace where living and creating precious memories thrive:

- As soon as you step inside, a welcoming foyer invites you to discover the hidden treasures of this residence.- The living room serves as the warm heart of the home, featuring large windows and an inviting fireplace perfect for enjoyable family or friend gatherings.- The kitchen offers a bright and functional space equipped with a breakfast bar and ample storage. Adjacent to the dining area, it facilitates family meals and moments of conviviality. Moreover, direct access to the backyard seamlessly extends the living space outdoors.- The ground floor also includes a spacious bedroom and a modern bathroom, providing convenience and comfort.

- Upstairs, a dedicated space for rest and privacy awaits, featuring an elegant master bedroom, an additional bedroom, and a practical half bath perfectly suited for daily needs.

Finally, outside, enjoy a beautifully landscaped backyard offering privacy and tranquility thanks to its mature trees. A lovely wooden terrace, a spa, and an above-ground pool invite you to fully enjoy sunny days and create unforgettable memories.

The Crawford Park neighborhood offers a peaceful and green living environment bordered by the Aqueduct Canal and the majestic Saint Lawrence River. The street layout harmoniously revolves around Queen Elizabeth Park, creating a friendly and welcoming residential environment with green spaces for outdoor relaxation or family recreational activities.

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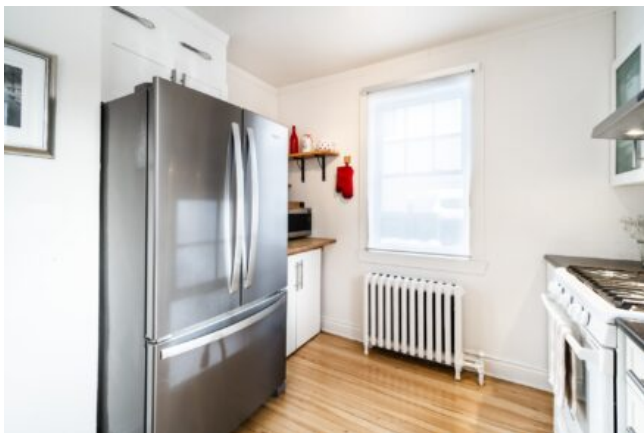


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In terms of amenities, a neighborhood school is conveniently located just around the corner, catering to families with children. Additionally, numerous parks in the area contribute to a dynamic lifestyle focused on outdoor activities. The neighborhood boasts an ideal location, just minutes away from downtown Montreal, striking a perfect balance between urban life and residential tranquility. It is served by several bus lines, providing additional connectivity with neighboring areas.

For those preferring to travel by car, quick and convenient access to various roadways such as highways 15, 20, 720, and 10 is available. Furthermore, cycling enthusiasts can easily access the bike path, offering routes to downtown, the Lachine Canal, or the banks of the Saint Lawrence River.

*** This sale is made without any legal warranty of quality from the seller; however, the buyer does not waive the legal warranties granted by previous owners and received by the seller upon purchase of the property, which are hereby assigned to the buyer.



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