

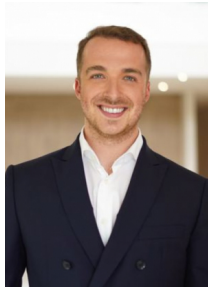
## 3085 Av. Mercier Montréal (Mercier/Hochelaga-Maisonneuve) (Montréal)

Reference: 14867659



**\$ 725,000**

3 Bedrooms 1 Bathroom 2 625 ft<sup>2</sup>



**Félix Giguère**  
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Informations non contractuelles

**BARNES Québec**  
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Bedrooms : 3

Bathrooms : 1

Rooms : 10

Shower rooms : 1

Plot size : 2 625 ft<sup>2</sup>

Construction : 1985

Split-level single-family home offering 2+1 bedrooms, 1+1 bathroom with mid-century inspired character. Bright living spaces, generous volumes and a warm ambiance. Mezzanine primary bedroom. Finished basement with potential for a 3rd bedroom. Private and lush backyard. Ideally located within walking distance to Honoré-Beaugrand metro, near parks, schools and amenities.

Charming split-level single-family home offering 2 bedrooms, filled with natural light and showcasing mid-century inspired character. Distinctive and generous fenestration provides remarkable brightness and a unique architectural appeal. Private and lush backyard, ideal for enjoying the warmer seasons. Living areas with generous volumes and a warm ambiance, along with a finished basement. Well-maintained property, ideally located in a convenient area near Honoré-Beaugrand metro.

\* Living room: Bright space with impressive ceiling height and generous windows, featuring a decorative fireplace and a warm retro feel.

\* Dining room: Open and inviting layout, ideal for entertaining.

\* Functional kitchen with ample wood cabinetry, offering timeless charm.

\* Primary bedroom: Comfortable mezzanine-level primary bedroom of good size, filled with natural light.

\* Secondary bedroom: Versatile space suitable as a bedroom, office, or guest room with large closet.

\* Powder room and bathroom: Recently renovated, featuring new vanities.

\* Finished basement with family room, ideal for a lounge area or home office. Possibility to create a closed 3rd bedroom. Backyard: Private and green backyard, thoughtfully arranged with a relaxation area, perfect for enjoying the outdoors.

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Located in a family-friendly and accessible neighborhood, this property enjoys a prime location within walking distance of Honoré-Beaugrand metro, with quick access to Highways 25 and 40. Close to Parc Bellerive and the St. Lawrence River, the area also offers proximity to schools, daycares, and a wide range of shops, grocery stores, and restaurants. A peaceful neighborhood, ideal for comfortable everyday living.

\* Measurements are approximate and have not been verified by an architect.\* Please note: Some photos have been virtually staged to illustrate the full potential of the unit. Actual dimensions and layouts may vary.

Excluded : Owner's personal belongings.



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