

## 554 Rue St-Thomas Salaberry-de-Valleyfield (Montréal)

Reference: 25475644



**\$ 699,000**

4 Bedrooms 2 Bathrooms 10 436 ft<sup>2</sup>



**Valérie Poupart**  
514.996.6927 | Email

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 : 13

---

Plot size : 10 436 ft<sup>2</sup>

Construction : 1967

Impeccable fully brick property offering 3+1 bedrooms and 2 full bathrooms. You will find a highly functional kitchen with large island and walk-in pantry, as well as a spacious family room and plenty of storage space. A beautiful, private landscaped yard allows you to fully enjoy the warmer seasons. Large 20 x 30 ft garage including a powder room and ample storage space in the attic. The property is equipped with a central heating and air conditioning system with humidifier, an air exchanger, and a central vacuum. Close to all services.

Meticulously maintained over the years, this property offers the possibility of being sold furnished or semi-furnished. It features a beautiful and spacious garage with habitable trusses, ideal for maximizing storage, as well as a powder room and sink located in the garage.

The paved driveway, fully fenced yard, and large gazebo with mosquito screens connected to the house provide exceptional privacy and comfort. The lot, larger than average for the area, allows you to fully enjoy outdoor living.

Several major renovations have been completed over the years, including the kitchen, bathrooms, the kitchen and dining room door and windows, a full roof replacement, and a completely renovated basement. All hardwood floors have been sanded and refinished, restoring their original beauty.

There is also the option to add a 5th bedroom if needed by relocating the washer and dryer to the mechanical room. The property is located in a sought-after area, close to all essential services.

Included : The appliances (gas stove, refrigerator, dishwasher, washer, and dryer), three electric fireplaces, the kitchen stools, the headboard in the primary bedroom, window coverings. The mirrors in both bathrooms, the workbench in the mechanical room, and the central vacuum system.

---

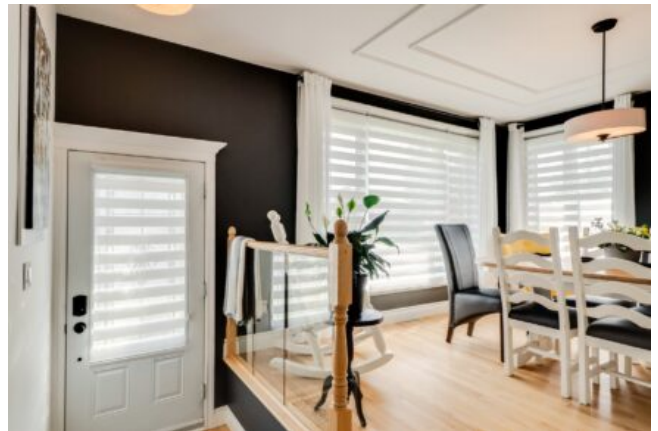
Informations non contractuelles

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



+1 514.933.3235  
quebec@barnes-international.com

Excluded : All indoor and outdoor furniture, the occupants' personal belongings, the mirror in the laundry room. The mirror and the makeup vanity in the primary bedroom.



Informations non contractuelles

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



+1 514.933.3235  
quebec@barnes-international.com