

7233 Av. Wiseman Montréal (Villeray/Saint-Michel/Parc-Extension) (Montréal)

Reference: 22732526



\$ 599,000

2 Bedrooms 1 Bathroom 1 872 ft²



Samia Ouertani
(514) 572-1213 | Email



Syrine Khoury
(514) 562-1404 | Email



Eliess Khoury
(514) 566-1912 | Email

Informations non contractuelles

BARNES Québec
1472 Sherbrooke Ouest
Montréal, QC H3G 1L3



+1 514.933.3235
quebec@barnes-international.com

Bedrooms : 2

Bathrooms : 1

Rooms : 5

Plot size : 1 872 ft²

Construction : 1910

In the heart of Parc-Extension, discover this charming semi-detached, single-storey home offering two generously sized bedrooms and warm, functional living spaces. The kitchen opens onto a spacious 283 sq. ft. rear terrace, overlooking a private backyard adorned with a mature tree. Elastomeric membrane roof replaced in 2025. Great potential for vertical or rear expansion, subject to municipal approvals. Ideally located near Parc metro station, local shops, and Jarry Park. A wonderful opportunity in a sought-after neighbourhood!

Semi-detached bungalow located in the heart of Parc-Extension, offering two bedrooms, a backyard, and a spacious terrace accessible from the kitchen. Its potential for vertical or rear expansion offers exciting possibilities to create a home tailored to your needs, subject to applicable municipal verifications and approvals. **PROPERTY AND IMPROVEMENTS**- House built in 1910, with a crawl space.- Lot size of 1,876 sq. ft.- Complete roof replacement with a white elastomeric membrane in August 2025, with warranty on file.- Major interior reconstruction work following water damage in 2025, including repairs to walls, ceilings, and flooring in several rooms.- Various renovations and finishing work completed in 2025, particularly in the bathroom, as well as repairs to windows and masonry. Additional masonry work will eventually be required.- Potential for vertical or rear expansion, subject to the necessary verifications and approvals. **LOCATION**- Close to Parc metro station and public transportation.- Near shops, grocery stores, bakeries, and services in Parc-Extension.- Easy access to green spaces and recreational facilities at Jarry Park. **ADDITIONAL INFORMATION**- Property currently rented; occupancy subject to the terms of the existing lease.- The floor plan indicates a ground-floor area of 702 sq. ft., excluding the 283 sq. ft. backyard. The dimensions shown on the floor plan cannot be guaranteed.- For details regarding completed work and items to consider, please refer to the Seller's Declaration and the documents available on file.

Included : Light fixtures.

Excluded : The appliances belonging to the tenant.

Informations non contractuelles

BARNES Québec
1472 Sherbrooke Ouest
Montréal, QC H3G 1L3



+1 514.933.3235
quebec@barnes-international.com



Informations non contractuelles

BARNES Québec
1472 Sherbrooke Ouest
Montréal, QC H3G 1L3



+1 514.933.3235
quebec@barnes-international.com