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Centris No. 17706848 (Active)



\$499,000

577 Rue Gosselin
Salaberry-de-Valleyfield
J6S 5M8

Region Montérégie
Neighbourhood Grande-Île
Near Chevrier

Body of Water

Property Type	Bungalow	Year Built	1988
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	50 X 36 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2017)
Lot Size	65 X 100 ft	File Number	
Lot Area	6,463 sqft	Occupancy	60 days PP/PR Accepted
Cadastre	3595547	Deed of Sale Signature	60 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$2,674 (2024)	Common Exp.	
Lot	\$74,100	School	\$230 (2023)	Electricity	
Building	\$258,400	Infrastructure		Oil	
		Water		Gas	
Total	\$332,500 (150.08%)	Total	\$2,904	Total	

Room(s) and Additional Space(s)				
No. of Rooms	No. of Bedrooms (above ground + basement)		No. of Bathrooms and Powder Rooms	
8	2+1		2+0	
Level	Room	Size	Floor Covering	Additional Information
GF	Living room	17 X 13.9 ft	Wood	
GF	DNR/KIT combo	19.8 X 17.2 ft	Wood	+ Ceramic
GF	Primary bedroom	13.1 X 13 ft	Wood	
GF	Bedroom	14.8 X 9 ft	Wood	
GF	Bathroom	11.2 X 6.7 ft	Ceramic	
GF	Hall	11 X 5.10 ft	Wood	Garage access
BA1	Family room	32.9 X 15.4 ft	Carpet	Fireplace-Stove.
BA1	Bedroom	14.5 X 11 ft	Carpet	
BA1	Bathroom	9.10 X 6.2 ft	Vinyl tiles	
BA1	Workshop	18 X 16.4 ft	Concrete	or bedroom
BA1	Storage	14.3 X 5.10 ft	Concrete	

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (4), Garage (1)
Siding		Driveway	Asphalt, Double width or more, Paving stone
Windows		Garage	Attached, Heated, Single width
Window Type		Carport	
Energy/Heating	Electricity, Wood	Lot	
Heating System	Electric baseboard units	Topography	Flat
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Separate shower	Water (access)	
Washer/Dryer (installation)	Hall (1st level/Ground floor)	View	
Fireplace-Stove	Wood stove	Proximity	CEGEP, Daycare centre, Elementary school, Golf, Hospital, Park
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Central vacuum cleaner system installation, Wall-mounted heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

Built-in dishwasher, cooktop, wall oven

Exclusions

Remarks

Immaculate brick bungalow close to all services. 2+1 bedrooms, 2 full bathrooms, hardwood floors, garage with access to the basement. Open concept main level with cathedral ceilings. Main floor laundry area. Patio doors off kitchen lead to fiberglass deck with roof. Unistone walkways in front and back. Flexible occupancy.

Addendum

Conveniently located in the Grand Isle section of Valleyfield.

Large finished basement features family room with woodstove. Full bathroom, bedroom, spacious workshop which could be converted into a 4th bedroom.

Bathroom on main level has large tub + separate shower.
Convenient storage loft in garage.

Updates since 2018:

New main floor windows

New fiberglass deck

Roof re-shingled

Wall mounted heat-pump

Unistone walkways

Sale with legal warranty of quality

Seller's Declaration

Yes SD-66072

In compliance with environmental protection laws

Source

IMMEUBLES MTL / MTL REALTY, Real Estate Agency

This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises.



Frontage



Frontage



Backyard



Other



Other



Backyard



Backyard



Backyard



Backyard



Living room



Dining room



Living room



Kitchen



Living room



Living room



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Primary bedroom



Primary bedroom



Bedroom



Bedroom