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Centris No. 10607589 (Active)



\$728,000

13 Rue des Louveteaux
Gatineau (Aylmer)
J9J 0G7

Region Outaouais
Neighbourhood Plateau de la Capitale
Near rue du Marigot

Body of Water

Property Type	Bungalow	Year Built	2008
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	1 X 1 ft	Reposess./Judicial auth.	No
Living Area	1,950 sqft	Trade possible	
Building Area	975 sqft	Cert. of Loc.	Yes (2017)
Lot Size	49.6 X 98.5 ft	File Number	
Lot Area	4,876.05 sqft	Occupancy	60 days PP/PR Accepted
Cadastre	3837234	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2023	Municipal	\$4,487 (2023)	Common Exp.	
Lot	\$137,700	School	\$275 (2023)	Electricity	
Building	\$167,900	Infrastructure		Oil	
		Water		Gas	
Total	\$305,600 (238.22%)	Total	\$4,762	Total	

Room(s) and Additional Space(s)					
No. of Rooms	11	No. of Bedrooms (above ground + basement)	2+1	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	14.6 X 13.2 ft	Wood		
GF	Bedroom	13.7 X 12.5 ft	Wood		
GF	Dining room	14.6 X 9.6 ft	Wood		
GF	Hall	9.4 X 4.7 ft	Ceramic		
GF	Kitchen	11.9 X 10.4 ft	Ceramic		
GF	Bathroom	8.4 X 8.2 ft	Ceramic		
GF	Primary bedroom	13.2 X 13.1 ft	Wood		
BA1	Family room	32.3 X 15.6 ft	Wood		
BA1	Bedroom	11.7 X 10.2 ft	Wood		
BA1	Bathroom	8.9 X 5.1 ft	Ceramic		
BA1	Laundry room	15.2 X 7.11 ft	Laminate floor		
Additional Space			Size		

Garage		3.3 X 3.3 ft	
Features			
Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$1)
Water Supply	Municipality	Renovations	Floor - 2020 (\$15,000), Basement - 2020 (\$10,000), Front back door - 2019 (\$5,900)
Foundation	Poured concrete	Pool	
Roofing		Parkg (total)	Driveway (2), Garage (1)
Siding	Artificial stone, Vinyl	Driveway	Asphalt
Windows		Garage	Attached, Heated, Single width
Window Type		Carport	
Energy/Heating	Natural gas	Lot	Bordered by hedges, Fenced, Landscaped
Heating System	Forced air	Topography	Flat
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Separate shower	Water (access)	
Washer/Dryer (installation)	Powder room (Basement 1)	View	
Fireplace-Stove		Proximity	Bicycle path, Daycare centre, Elementary school, Highway, Park, Public transportation, Réseau Express Métropolitain (REM)
Kitchen Cabinets	Melamine	Building's Distinctive Features	
Equipment/Services	Central air conditioning, Air exchange system	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Inclusions			
Fournaise, A/C central, échangeur d'air, luminaires, remise, lave-vaisselle, four au gaz, all curtains			
Exclusions			
reservoir d'eau loue			
Broker - Remarks			
Your Dream Home in Aylmer, Gatineau! 3-bed detached bungalow near schools, parks & amenities. Cozy haven with easy commute. Act fast, call now!			
Addendum			
<p>Welcome to your dream home in Alymer, Gatineau!</p> <p>Experience the epitome of comfortable living in this charming 3-bedroom detached bungalow. Nestled in a family-friendly neighborhood, this delightful property is conveniently located near schools and all essential commodities, ensuring a seamless and enriching lifestyle for you and your loved ones.</p> <p>With a spacious layout and modern amenities, this bungalow offers the perfect blend of functionality and style. Imagine yourself waking up to serene mornings, sipping your favorite beverage on the cozy patio, and enjoying the convenience of having schools, shops, and everyday necessities just a stone's throw away.</p> <p>Don't miss this incredible opportunity to call this house your home. Embrace a life of convenience, comfort, and community in Alymer, Gatineau. Your dream home awaits! Your family's happiness begins here!</p>			
Sale with legal warranty			
Seller's Declaration	Yes SD-26323		

Source

AGENCE MONTRÉAL-IMMO, 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



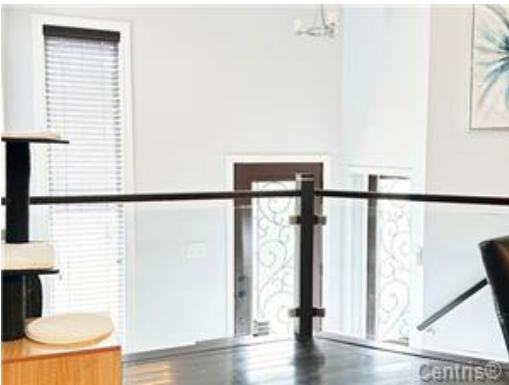
Frontage



Living room



Other



Other



Bathroom



Bedroom



Bedroom



Kitchen



Bedroom



Family room



Bathroom



Backyard