



Luc Jodoin
 Residential and Commercial Real Estate Broker
D5962
Phone : 514-214-8333
Other : 450-691-6556
Fax : 450-691-1946
Email : jodoinluc@videotron.ca
Website : <http://lucjodoin.com>

Saint-Louis-de-Gonzague

46, Rue du Canal

14384468 - Source : ROYAL LEPAGE VILLAGE, Real Estate Agency

Sold



Category	Residential
Style	Two or more storey
Rooms	7
Bedrooms	3
Bathrooms	1
Powder rooms	1

Building	
	2021 (3 years)
Front	38 feet
Depth	34 feet
Living area	1521 square feet

Lot	
Front	78 feet
Depth	133 feet
Area	10968 square feet

Evaluation (2024)	
Building	463 900 \$
Lot	127 500 \$
Total:	591 400 \$

Expenses		Monthly	Yearly
Municipal Taxes (2024)	251 \$	3 009 \$	
School taxes (2024)	26 \$	306 \$	
Total:	276 \$	3 315 \$	

Features

Basement	Partially finished, 6 feet and over
Bathroom / Washroom	Seperate shower
Cupboard	Thermoplastic
Driveway	Not Paved
Foundation	Poured concrete
Garage	Single width, Heated, Attached
Heating energy	Electricity
Heating system	Space heating baseboards, Air circulation
Parking	Garage, 4 Outdoor
Proximity	High school, Hospital, Cegep, Elementary school, Golf, Highway, Park - green area, Daycare centre
Roofing	Asphalt shingles
Sewage system	Municipal sewer
Siding	Other
Topography	Flat
Water supply	Artesian well
Window type	Crank handle, Sliding
Windows	PVC
Zoning	Residential

Rooms

	Level	Dimensions
Bedroom Floor: Floating floor	2nd floor	11'8" x 10'4"
Primary bedroom Floor: Floating floor	2nd floor	13'2" x 11'6"
Living room Floor: Floating floor	Ground floor	14'6" x 12'8"
Hallway Floor: Ceramic tiles	Ground floor	6' x 5'
Washroom Floor: Ceramic tiles	Ground floor	6' x 6'
Bathroom Floor: Ceramic tiles	2nd floor	12' x 10'
Dining room Floor: Floating floor	Ground floor	14'8" x 16'
Kitchen Floor: Ceramic tiles	Ground floor	12' x 12'
Bedroom Floor: Floating floor	2nd floor	9'2" x 12'