ROYAL LEPAGE VILLAGE

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LUC JODOIN
Courtier immobilier
Real Estate Broker

Mercier

78, Rue Marleau

Near st jean baptiste

 # 25848657 - Source : ROYAL LEPAGE VILLAGE, Real Estate Agency

For sale : 489 000 $

Category	Residential
Style	Bungalow
Rooms	11
Bedrooms	4 (2 in basement)
Bathrooms	1

Building

	1981 (45 years)
Front	36 feet
Depth	24 feet
Living area	861 square feet

Lot

Front	60 feet
Depth	102 feet
Area	6120 square feet

Evaluation (2026)

Building		193 200 $
Lot		162 100 $
	Total:	**355 300 $**

Sale without legal warranty at the risk and peril of the buyer.

Expenses

	Monthly	Yearly
Municipal Taxes (2026)	207 $	2 483 $
~~**School taxes (2027)**~~	~~19 $~~	~~228 $~~
~~**Total:**~~	~~**226 $**~~	~~**2 711 $**~~

Features

Basement	Finished basement, 6 feet and over
Cupboard	Wood
Driveway	Asphalt
Foundation	Poured concrete
Heating energy	Electricity
Heating system	Electric baseboard units
Landscaping	Landscape, Land / Yard lined with hedges
Parking	4 Outdoor
Pool	Above-ground
Proximity	Bicycle path, High school, Public transport, Daycare centre, Hospital, Park - green area, Elementary school, Snowmobile trail, Highway, Golf
Roofing	Asphalt shingles
Sewage system	Municipal sewer
Siding	Brick
Topography	Flat
Water supply	Municipality
Window type	Crank handle, Sliding
Windows	PVC
Zoning	Residential

Rooms	Level	Dimensions
Kitchen Floor: Linoleum	Ground floor	9' x 12'
Hallway Floor: Ceramic tiles	Ground floor	3' x 6'
Bedroom Floor: Parquetry	Basement	9' x 12'
Bedroom Floor: Carpet	Ground floor	10' x 12'
Family room Floor: Carpet	Basement	22' x 11'
Living room Floor: Parquetry	Ground floor	11'5" x 14'4"
Dining room Floor: Marble	Ground floor	11' x 10'
Bathroom Floor: Ceramic tiles	Ground floor	10'6" x 5'
Bedroom Floor: Floating floor	Basement	10'4" x 14'
Laundry room Floor: Linoleum	Basement	10' x 10'
Primary bedroom Floor: Parquetry	Ground floor	11' x 13'4"