

Centris No. 21627578 (Active)



\$595,000

**12842 Rue Bedford
 Montréal (Pierrefonds-Roxboro)
 H9A 1B9**

Region Montréal
Neighbourhood Pierrefonds/Central East
Near Clearview
Body of Water

Property Type	Split-level	Year Built	1964
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size		Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	No
Lot Size	60.7 X 96 ft	File Number	
Lot Area	5,765 sqft	Occupancy	17 days PP/PR Accepted
Cadastre	1370234	Deed of Sale Signature	15 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2021	Municipal	\$2,916 (2021)	Common Exp.	
Lot	\$199,700	School	\$345 (2021)	Electricity	\$946
Building	\$167,400	Infrastructure		Oil	
		Water		Gas	\$2,476
Total	\$367,100	Total	\$3,261	Total	\$3,422

Room(s) and Additional Space(s)					
No. of Rooms	9	No. of Bedrooms	4+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Kitchen	12 X 9.6 ft	Flexible floor coverings		
GF	Dinette	9.6 X 8.6 ft	Flexible floor coverings		
GF	Dining room	11.6 X 11 ft	Flexible floor coverings		
2	Living room	20.6 X 11.6 ft	Flexible floor coverings		
3	Master bedroom	14 X 11 ft	Flexible floor coverings	+ensuite	
3	Bedroom	14 X 9 ft	Flexible floor coverings		
3	Bedroom	13.6 X 8.6 ft	Flexible floor coverings		
3	Bedroom	12 X 8.6 ft	Flexible floor coverings		
BA1	Family room	20.6 X 11 ft	Carpet		
Additional Space			Size		
Garage			20 X 10 ft		

Features

Sewage System	Municipality
Water Supply	Municipality
Foundation	
Roofing	
Siding	
Windows	Aluminum, PVC, 2015
Window Type	
Energy/Heating	Natural gas
Heating System	Forced air
Basement	6 feet and more, Crawl space, Finished basement
Bathroom	Ensuite bathroom
Washer/Dryer (installation)	
Fireplace-Stove	
Kitchen Cabinets	
Equipment/Services	
Restrictions/Permissions	

Rented Equip. (monthly)

Renovations

Pool

Parkg (total)

Driveway

Garage

Carpport

Lot

Driveway (4), Garage (1)

Asphalt

Attached, Single width

Bordered by hedges, Fenced,
Landscaped

Topography

Distinctive Features

Water (access)

View

Proximity

Alpine skiing, Bicycle path,
CEGEP, Commuter train,
Cross-country skiing, Daycare
centre, Elementary school, Golf,
High school, Highway, Hospital,
Park, Public transportation

Building's Distinctive

Features

Energy efficiency

Inclusions

None

Exclusions

None

Addendum

Welcome to 12842 Bedford! Located on the quiet and beautiful Bedford Crescent with central location and direct access to all the amenities; Schools, parks, and transportation. Pride of ownership can truly be felt in this home that's been lovingly maintained and owned for over 40 years! This 4 bedroom house has 2 full bathrooms upstairs including an ensuite and powder room on main floor. New windows (2015), lovely front landscaping, 1 car garage with a large driveway, and oversized, private, fenced in back yard.

Beautiful oak hardwood floors throughout! House has been newly painted and boasts with natural brightness!

This is an exciting must see!

All visits must be scheduled, covid protocol to be followed and offers will be reviewed on Tuesday November 23rd, 2021 at 4pm.

Sale without legal warranty of quality, at the buyer's risk and peril

Seller's Declaration

Yes SD-02210

Source

IMMEUBLES DEAKIN 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.



Exterior



Exterior entrance



Living room



Living room



Kitchen



Kitchen



Dinette



Dining room



Dining room



Staircase



Master bedroom



Master bedroom



Ensuite bathroom



Bedroom



Bedroom



Bedroom



Bathroom



Family room



Family room



Backyard



Backyard