

ROYAL LEPAGE VILLAGE
 Real Estate Agency
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Centris No. 10067207 (Active)

[See all pictures](#)



\$725,000

430 Boul. Goineau
Laval (Pont-Viau)
H7G 3N8
Region Laval
Neighbourhood
Near
Body of Water

Property Type	Bungalow	Year Built	1961
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	37 X 40 ft	Reposess./Judicial auth.	No
Living Area	1,947 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2025)
Lot Size	55 X 122 ft	File Number	
Lot Area	6,714 sqft	Occupancy	2026-07-01
Cadastre	1069965	Deed of Sale Signature	2026-06-26
Zoning			

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2026	Municipal	\$3,835 (2026)	Common Exp.	
Lot	\$314,800	School	\$404 (2026)	Electricity	\$2,920
Building	\$314,300	Infrastructure		Oil	
		Water		Gas	
Total	\$629,100 (115.24%)	Total	\$4,239	Total	\$2,920

Room(s) and Additional Space(s)					
No. of Rooms	10	No. of Bedrooms (above ground + basement)	3+0	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	12.11 X 18.1 ft	Wood		
GF	Dining room	10.1 X 8.8 ft			
GF	Kitchen	10.1 X 12.2 ft			
2	Primary bedroom	13.2 X 11.6 ft	Wood		
2	Bedroom	12 X 10.4 ft	Wood		
2	Bedroom	10.4 X 10.4 ft	Wood		
2	Bathroom	8.4 X 8.2 ft	Tiles		
BA1	Family room	20 X 24.10 ft	Wood	Fireplace-Stove. wood fireplace	
BA2	Playroom	23.3 X 14.1 ft	Carpet		
BA2	Bathroom	6 X 9.3 ft	Ceramic		
BA2	Laundry room	9.7 X 14.1 ft	Tiles		
Additional Space			Size		
Garage			15.5 X 19.10 ft		

Features

Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$16)
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Elastomeric membrane	Parkg (total)	Driveway (2), Garage (1)
Siding		Driveway	Asphalt
Windows		Garage	Built-in, Single width
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)	Sous-Sol (Basement 1)	View	
Fireplace-Stove	Wood fireplace	Proximity	
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Central heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

Fridge, oven, basement sofa, murphy bed, window coverings

Exclusions

light fixtures in the living room & primary bedroom

Remarks

Welcome home to 430 Goineau, nestled in a central, family friendly neighbourhood, this charming split level detached home offers 3 bedrooms and 2 bathrooms and has been lovingly maintained by its original owners. Impeccably cared for over the years, the property exudes warmth, comfort, and timeless appeal. The home is filled with natural light, creating a bright and inviting feel throughout. Elegant hardwood floors add character and durability to the main living spaces. Family room includes a convenient murphy bed, making it ideal for guests, a den, or a home office.

Addendum

Step outside to a lush perennial garden that offers both tranquility and privacy , creating the perfect setting for entertaining, gardening, or simply relaxing.

Ideally located close to schools, parks, and everyday amenities, this property presents an excellent opportunity to own a well maintained home in a sought after area.

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

-The fireplaces are sold without any warranty with respect to their compliance with applicable regulations and insurance company requirements.

Sale with exclusion(s) of legal warranty : Sale without legal warranty of quality, at the buyer's risk and peril

Seller's Declaration

Yes SD-93700

Source

ROYAL LEPAGE VILLAGE, 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



Interior



Living room



Living room



Living room



Overall view



Dining room



Kitchen



Kitchen



Overall view



Primary bedroom



Primary bedroom



Bedroom



Bedroom



Bedroom



Bathroom



Family room



Family room



Family room



Playroom



Playroom



Bar



Bathroom



Laundry room