

ROYAL LEPAGE VILLAGE
 Real Estate Agency
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Centris No. 19956186 (Active)

[See all pictures](#)



\$689,000

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

Body of Water

Property Type	Split-level	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	30 days PP/PR Accepted
Cadastre	1069965	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2026	Municipal	\$3,835 (2026)	Common Exp.	
Lot	\$314,800	School	\$428 (2026)	Electricity	\$2,920
Building	\$314,300	Infrastructure		Oil	
		Water		Gas	
Total	\$629,100 (109.52%)	Total	\$4,263	Total	\$2,920

Room(s) and Additional Space(s)

No. of Rooms		No. of Bedrooms (above ground + basement)		No. of Bathrooms and Powder Rooms	
10		3+0		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 Supply	Municipality	Water heater - 1 (\$16)
Foundation	Poured concrete	Renovations
Roofing	Elastomeric membrane	Pool
Siding		Parkg (total)
Windows		Driveway (2), Garage (1)
Window Type		Driveway
Energy/Heating	Electricity	Asphalt
Heating System	Forced air	Garage
Basement	6 feet and more, Finished basement	Built-in, Single width
Bathroom		Carport
Washer/Dryer (installation)		Lot
Fireplace-Stove	Wood fireplace	Topography
Kitchen Cabinets		Distinctive Features
Property/Unit Amenity	Central heat pump	Water (access)
Restrictions/Permissions		View
Pets		Proximity
		Building's Distinctive Features
		Energy efficiency
		Mobility impaired accessible
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 : vente sans garantie légale		
Seller's Declaration		Yes SD-02801
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



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