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Centris No. 27668550 (Active)



\$699,000

**888 Rue Radisson
 Saint-Lazare
 H7T 2A5**

Region Montérégie
Neighbourhood Grand Pré/Frontenac
Near Ste-Angelique
Body of Water

Property Type	Two or more storey	Year Built	1984
Building Type	Detached	Expected Delivery Date	Seasonal
Intergenerational		Reposess./Judicial auth.	No
Building Size	39 X 34 ft irr	Trade possible	
Living Area		Cert. of Loc.	Yes (2013)
Building Area		File Number	
Lot Size	100 X 210 ft	Occupancy	100 days PP/PR
Lot Area	21,000 sqft		Accepted
Cadastre	1677414	Deed of Sale Signature	90 days PP/PR
			Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$3,332 (2024)	Common Exp.	
Lot	\$87,000	School	\$387 (2024)	Electricity	\$2,345
Building	\$353,200	Infrastructure		Oil	
		Water		Gas	
Total	\$440,200 (158.79%)	Total	\$3,719	Total	\$2,345

Room(s) and Additional Space(s)					
No. of Rooms	12	No. of Bedrooms (above ground + basement)	3+2	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	13.4 X 16.4 ft	Wood	Fireplace-Stove.	
GF	Dining room	13.5 X 11 ft	Wood		
GF	Kitchen	20.7 X 11.5 ft	Ceramic	dINETTE	
GF	Bathroom	8 X 7.7 ft	Ceramic		
2	Primary bedroom	14.3 X 13.5 ft	Wood		
2	Bedroom	13.3 X 13.5 ft	Laminate floor		
2	Bedroom	13.2 X 10.11 ft	Laminate floor		
2	Mezzanine	14.3 X 14.11 ft	Wood		
2	Bathroom	8.2 X 10.1 ft	Ceramic	separate shower	
BA1	Playroom	11 X 27 ft	Laminate floor		
BA1	Bedroom	11.9 X 11.8 ft	Laminate floor		
BA1	Bedroom	8.2 X 14.9 ft	Laminate floor		

Additional Space Garage	Size 14.8 X 20.9 ft
Features	
Sewage System	Septic tank
Water Supply	Municipality
Foundation	Poured concrete
Roofing	Asphalt shingles
Siding	
Windows	
Window Type	
Energy/Heating	Electricity
Heating System	Forced air
Basement	6 feet and more, Finished basement
Bathroom	Separate shower
Washer/Dryer (installation)	laundry (Basement 1)
Fireplace-Stove	
Kitchen Cabinets	
Property/Unit Amenity	Electric garage door opener, Central heat pump
Restrictions/Permissions	
Pets	
Rented Equip. (monthly)	
Renovations	
Pool	
Parkg (total)	Driveway (6), Garage (1)
Driveway	Asphalt
Garage	Attached, Single width
Carport	
Lot	
Topography	
Distinctive Features	No rear neighbours
Water (access)	
View	
Proximity	Daycare centre, Elementary school, High school, Highway, Hospital, Park, Public transportation
Building's Distinctive Features	
Energy efficiency	
Mobility impaired accessible	
Inclusions	
all curtains & rods (except those excluded), all light fixtures (except those excluded), dishwasher, fridge, stove, kitchen exhaust hood, washer, dryer, bathroom mirrors and accessories, workshop in garage, garage door opener + 1 remote, central vacuum + accessories, backyard shed, hot water heater.	
Exclusions	
curtains & rods in kid's bedroom, light fixture in 2nd floor mezzanine	
Remarks	
Welcome to 888 Radisson in the Frontenac sector of St-Lazare. This charming 2-storey home is nestled on a sprawling 21,000 sq.ft. lot with a forest backdrop and no rear neighbours. It features a modern kitchen with dinette and patio door access to the backyard, a main floor bathroom with shower, and an open-concept living and dining area. Upstairs, find 3 bedrooms, including an open mezzanine area that can serve as extra living space or a 4th bedroom. The second floor bathroom was fully renovated in 2018. The finished basement adds 2 more bedrooms, a playroom, and laundry facilities. Don't miss out on this opportunity!	
Addendum	
This home has been pre-inspected. A copy of the inspection report is available.	
The certificate of location provided was prepared in June 2013. The SELLER declares that the IMMOVABLE has not changed since then, and therefore, the certificate still accurately represents the current state of the property. The SELLER shall not be providing a new certificate. Should a new certificate of location or title insurance be requested or required, it shall be at the BUYER's expense.	
Sale with legal warranty of quality	
Seller's Declaration	Yes SD-41343
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



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Dinette



Bathroom



Primary bedroom



Bedroom



Bedroom



Mezzanine



Mezzanine



Bathroom



Bathroom



Playroom



Playroom



Bedroom



Bedroom