

Centris No. 9328361 (Active)

[See all pictures](#)



\$599,000

870 Rue Marian
Laval (Fabreville)
H7P 1L9
Region Laval
Neighbourhood East
Near

Body of Water

Property Type	Bungalow	Year Built	1962
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	12.79 X 8.39 m irr	Reposess./Judicial auth.	No
Living Area	101.08 sqm	Trade possible	
Building Area		Cert. of Loc.	Yes (2025)
Lot Size		File Number	
Lot Area	557.42 sqm	Occupancy	30 days PP/PR Accepted
Cadastre	1782538	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2025	Municipal	\$3,342 (2025)	Common Exp.	
Lot	\$249,000	School	\$315 (2025)	Electricity	
Building	\$289,000	Infrastructure		Oil	
		Water		Gas	
Total	\$538,000 (111.34%)	Total	\$3,657	Total	

Room(s) and Additional Space(s)					
No. of Rooms	11	No. of Bedrooms (above ground + basement)	3+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Kitchen	3.38 X 2.84 m	Ceramic		
GF	Dinette	3.38 X 3.68 m irr	Ceramic		
GF	Living room	3.33 X 5.46 m irr	Wood		
GF	Primary bedroom	3.38 X 3.43 m	Wood		
GF	Bedroom	3.38 X 3.48 m	Wood		
GF	Bedroom	3.38 X 2.44 m	Wood		
GF	Bathroom	3.38 X 2.01 m	Ceramic		
BA1	Family room	3.43 X 9.04 m	Flexible floor coverings		
BA1	Office	4.34 X 3.33 m	Flexible floor coverings		
BA1	Workshop	3.38 X 5.38 m	Concrete		
BA1	Storage	3.4 X 5.69 m	Concrete	Washer/dryer	
Additional Space			Size		
Shed			3.66 X 3.66 m		

Features		
Sewage System	Municipality	Rented Equip. (monthly) Water heater - 1 (\$14)
Water Supply	Municipality	Renovations

Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (6)
Siding		Driveway	Asphalt
Windows		Garage	
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Forced air	Topography	
Basement	Finished basement	Distinctive Features	
Bathroom	Separate shower	Water (access)	
Washer/Dryer (installation)	storage room (Basement 1)	View	
Fireplace-Stove		Proximity	
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Central air conditioning, Private yard, Central vacuum cleaner system installation, Outdoor storage space, Alarm system, Central heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

Refrigerator, stove, dishwasher, light fixtures, blinds and 2 sheds

Exclusions

Generator, central vacuum, exterior security cameras

Remarks

Bright and well-maintained 3-bedroom home offering spacious living throughout. Features a large kitchen ideal for family meals and entertaining, plus a generous basement with plenty of room for a playroom, home office or bedroom. Large private backyard bordered by cedar hedges and a large driveway (6+ parking spots) and many recent updates. Conveniently located close to amenities, schools, parks, and with quick access to major highways-an ideal place to call home!

Addendum

Heatpump and furnace 2022
 Windows and doors replaced in 2014
 Fully renovated kitchen in 2014
 Soffits, fascia and gutters replaced in 2016
 Bathroom renovated in 2021
 Irrigation system installed in 2021
 2 storage sheds

Sale with legal warranty of quality

Seller's Declaration

Yes SD-26358

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



Hall



Living room



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Primary bedroom



Bedroom



Bedroom



Bathroom



Office



Family room



Family room



Storage



Other



Backyard



Backyard



Shed



Frontage