

Centris No. 21011753 (Active)

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\$369,000

25 Rue St-Paul
Salaberry-de-Valleyfield
J6S 4A9
Region Montérégie
Neighbourhood Salaberry-de-Valleyfield
Near rue Hébert
Body of Water rivière Saint-Charles

Property Type	Bungalow	Year Built	1946
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	28.8 X 36.7 ft	Reposess./Judicial auth.	No
Living Area	1,012.33 sqft	Trade possible	
Building Area	1,012.33 sqft	Cert. of Loc.	Yes (2020)
Lot Size	45 X 72.8 ft	File Number	
Lot Area	3,267.92 sqft	Occupancy	45 days PP/PR Accepted
Cadastre	3 819 878 du cadastre du Québec	Deed of Sale Signature	45 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2026	Municipal	\$2,023 (2026)	Common Exp.	
Lot	\$72,900	School	\$154 (2026)	Electricity	
Building	\$209,200	Infrastructure		Oil	
		Water		Gas	
Total	\$282,100 (130.80%)	Total	\$2,177	Total	

Room(s) and Additional Space(s)				
No. of Rooms	6	No. of Bedrooms (above ground + basement)	3+0	No. of Bathrooms and Powder Rooms 1+0
Level	Room	Size	Floor Covering	Additional Information
GF	Living room	15.7 X 11.2 ft	Wood	
GF	Kitchen	17.5 X 15.9 ft	Wood	
GF	Primary bedroom	11.1 X 11.2 ft	Wood	
GF	Bedroom	11.1 X 9.4 ft	Wood	
GF	Bedroom	9.2 X 11.2 ft	Wood	
GF	Bathroom	8.11 X 7.4 ft	Ceramic	
BA1	Storage	33.7 X 25.3 ft irr	Concrete	Washer/Dryer instalation
Additional Space			Size	
Garage			11.7 X 18.6 ft irr	

Features		
Sewage System	Municipality	Rented Equip. (monthly)
Water Supply	Municipality	Renovations
Foundation	Poured concrete	Pool
Roofing	Elastomeric membrane	Parkg (total) Driveway (3), Garage (1)
Siding		Driveway
Windows		Garage Detached, Single width

Window Type		Carport	
Energy/Heating	Electricity	Lot	Fenced
Heating System	Electric baseboard units	Topography	
Basement	Low (less than 6 feet)	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)	- (Basement 1)	View	
Fireplace-Stove		Proximity	Bicycle path, CEGEP, Daycare centre, Elementary school, Highway, Hospital, Park, Public transportation, Dog Park
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Wall-mounted heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

Gazebo, patio set, blinds and rods, stove, refrigerator, washer, dryer, lawn mower.

Exclusions

Remarks

Charming 3-bedroom bungalow with a cozy private yard, in the heart of a lakeside downtown! Salaberry-de-Valleyfield is a fast-growing city built around the water. You'll find a convenience store right around the corner and an elementary school a 6-7 minute walk away. You're right beside a beautiful canal with a bike path, rest areas, and water access for kayaking and paddleboarding. Cégep de Valleyfield, Hôpital du Suroît, grocery stores, the pharmacy and essential services are all within walking distance. And in the evening, the neighbourhood lights up! - Have you heard of l'Embouchure?

Addendum

25 rue Saint-Paul, a charming 3-bedroom bungalow with a private backyard, in the heart of a lakeside downtown.

At the end of the street, you can go kayaking and paddleboarding on the canal.

You can also stop at several rest areas along the canal and ride on a bike path connected to over 120 km of trails.

A convenience store, daycare, elementary school, outdoor gym, and dog park are all just a 10-minute stroll away.

By car, you can reach Cégep de Valleyfield, the Hôpital du Suroît, various sports complexes, a movie theater, grocery stores, the pharmacy, and other shops and services in just 5 minutes.

The outdoor aquatic complex at Delpha-Sauvé Park and the beach at the Îles-de-Saint-Timothée Regional Park are part of the summer lineup.

With its patios, restaurants, cafés, microbreweries, shops, library, venues and major events *including the famous Régates d'hydroplanes de Valleyfield*, downtown and its marina are vibrant year-round.

Quick access to Highway 30, without having to drive through town.

Sale with exclusion(s) of legal warranty : This sale is made without any legal warranty of quality from the seller; however, the buyer does not waive the legal warranties granted by previous owners and received by the seller upon purchase of the property, which are hereby assigned to the buyer.

Seller's Declaration

Yes SD-11690

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.