7744-7746 RUE SERGE

BEDS: 4
BATHS: 2.5
DUPLEX



$600,000

7744-7746SERGE.CA

Investment opportunity for investors, renovators or buyers looking to build equity! This duplex offers two separate units: a spacious 5½ with 3 bedrooms, a separate dining room, kitchen and dinette, plus a ground-level 3½ apartment with its own entrance. Owned by the same family since construction, the property remains largely original and requires extensive renovations. A great opportunity to modernize, add value and unlock its full potential.











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DUPLEX



PROPERTY DETAILS

Total Bedrooms	4
Total Baths	2.5
Lot Size	138.8 (Square Metres)
Floor Space	167.1
Building Style	RG
Annual Tax	$3269 (2026)
Common Walls	Attached
Foundation Details	Poured concrete
Heating	Forced air, Natural gas









ROYAL LEPAGE VILLAGE

Royal LePage Village
Real Estate Agency
514.694.2121
263-C SAINT-JEAN BLVD
Pointe Claire, QC H9R3J1

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