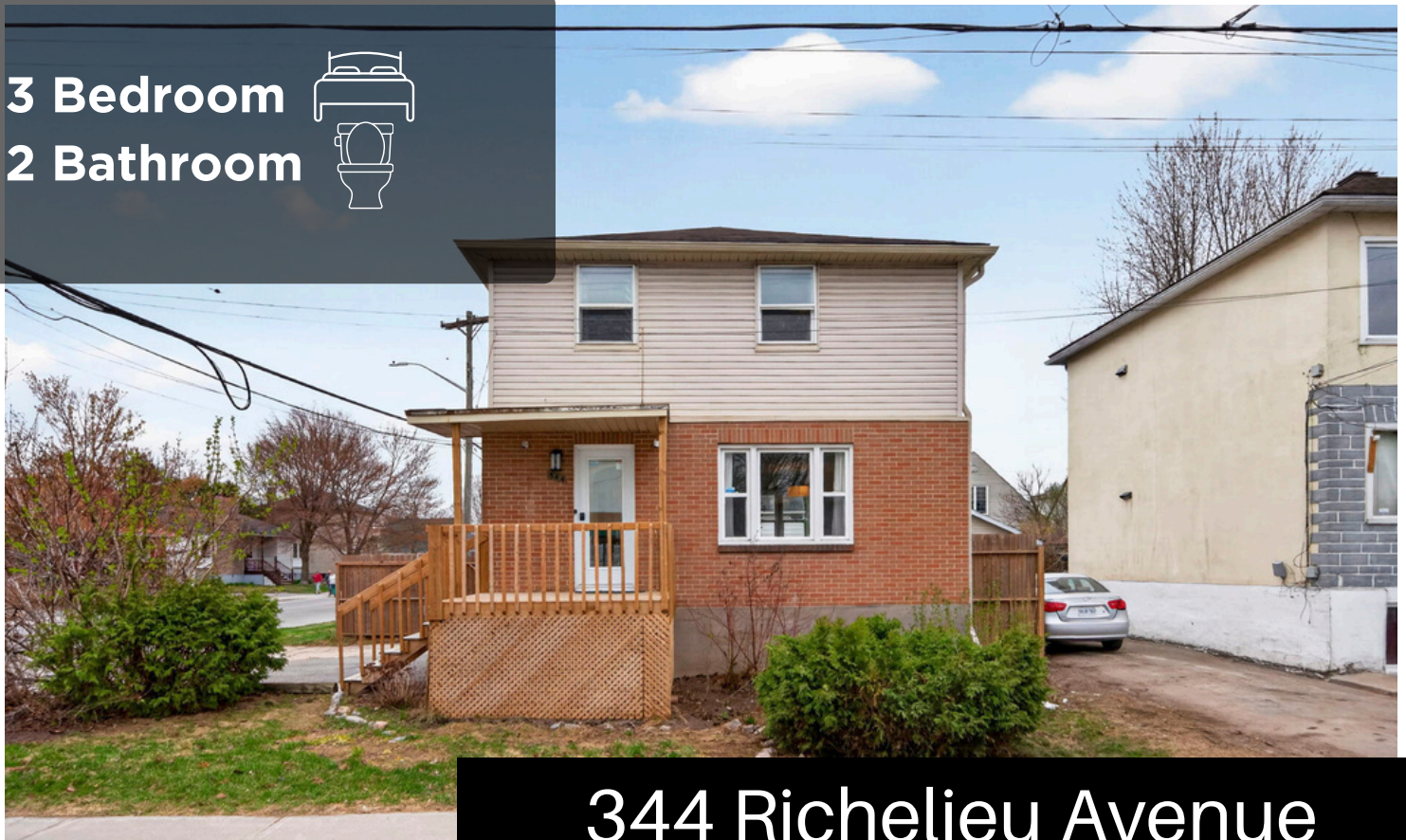


3 Bedroom
2 Bathroom



344 Richelieu Avenue

Welcome to 344 Richelieu Avenue, a charming 3-bedroom detached home situated on a prime corner lot in the heart of Vanier. Featuring a large, fully fenced backyard, this home is perfectly suited for families or professionals seeking space and privacy. Step onto the front porch on Lafontaine Street to find a perfect spot for your morning coffee. Inside, enjoy a functional, flowing layout that moves seamlessly from the living room to the dining room and into a bright kitchen with easy access to the backyard for seamless entertaining. The upper level boasts three generous bedrooms and a full bathroom. The unfinished basement offers immense potential for a home office, gym, or recreation room, and features a convenient second toilet already in place. Unbeatable location close to transit, parks, schools, the St-Laurent Complex, and grocery stores. This Vanier gem is ready for its next chapter. 24-hour irrevocable on all offers.

JOHN GOMES

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ROYAL LEPAGE
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Brokerage, Independently Owned and Operated



Upgrades

Upgrades: (2022-2024) New front door, new eavestroughs, side door, interlock in backyard, plumbing, backflow valve, main bath remodel, purchase hot water tank, concrete slab.

Inclusions

Appliances, light fixtures, window treatments, bathroom mirror

Property Details

Neighbourhood	Vanier
Age	1952
Property Taxes	\$3,789.32/2025 tax year
Parking	2 spaces side by side
Flooring	hardwood
Hot Water Tank	owned
Heating	Forced Air
Exterior of House	brick/siding
Roof	asphalt shingle