

APARTMENT FOR RENT

LAVAL (DUVERNAY) (VAL DES BRISES) | 2 BEDROOMS, 1 BATHROOM



ULS : 18370956

4002 AV. DE L'EMPEREUR, APP.301, LAVAL (DUVERNAY) (VAL DES BRISES), H7E 0B6

Welcome to 4002 Avenue de l'Empereur, a charming and well-built condo community in the heart of Duvernay, Laval. This bright and open unit offers comfortable living spaces, thoughtful updates, and the convenience of indoor garage parking. Enjoy peaceful surroundings with easy access to major highways, public transit

Complete information at the following address :

www.remax-quebec.com, ULS: #18370956



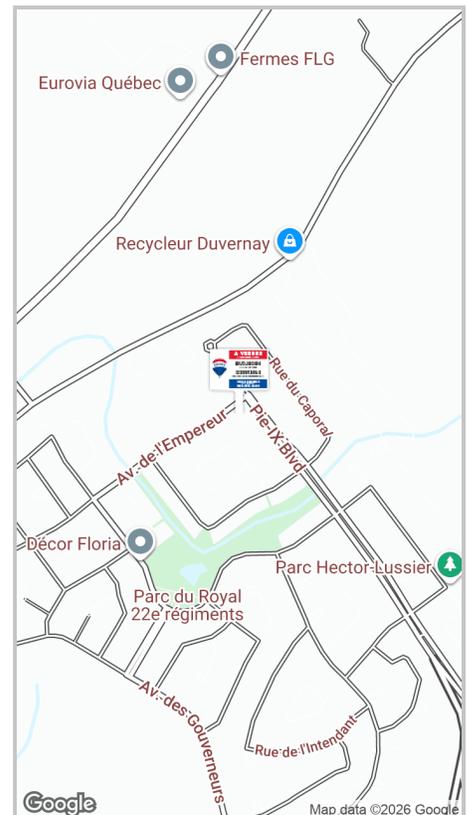
LOT AREA: **954 SF**



NUMBER OF ROOMS : **7**



YEAR BUILT : **2008**



IBRAHIM SOBH
Residential Real Estate Broker

RE/MAX 2000

Ofc. : 450-682-2000

Cell. : 514-746-1059

\$1,800 per month



Calculate your payments



2 BEDROOMS



1 BATHROOM



ADDENDA

Welcome to 4002 Empereur Unit 301, a bright, inviting condo that instantly feels like home. Perched on the third floor, this unit benefits from added privacy, natural light, and quiet living, making it an ideal choice for anyone seeking comfort and tranquillity in the heart of Duvernay.

From the moment you step inside, you're greeted by a warm and open living space that flows effortlessly from room to room. The layout is thoughtfully designed to maximize both space and functionality, whether you[...] **(Complete addendum in the annex.)**

CHARACTERISTICS

BUILDING DETAILS AND PROPERTY INTERIOR

Year built
2008

LOT AND EXTERIOR FEATURES

Lot area
953.68 SF

ROOM DETAILS

Room	Level	Dimensions	Flooring	Description
Living room	3rd level	13' X 13'	Wood	
Dining room	3rd level	16' X 8'	Wood	
Kitchen	3rd level	10' X 8'8"	Ceramic	
Laundry room	3rd level	6' X 3'	Ceramic	
Bathroom	3rd level	9'6" X 7'8"	Ceramic	
Primary bedroom	3rd level	15' X 11'6"	Wood	
Bedroom	3rd level	11'6" X 10'6"	Wood	

NEIGHBOURHOOD STATISTICS



POPULATION BY AGE GROUP

Powered by LOCAL LOGIC



14 AND UNDER	15.7%	35-49 YEARS	24.5%
15-19 YEARS	7.1%	50-64 YEARS	24.1%
20-34 YEARS	17.0%	65 AND OVER	11.6%

HOUSEHOLD COMPOSITION

PERSON LIVING ALONE	33.9%	FAMILIES WITH CHILDREN	0.0%	FAMILIES WITH NO CHILDREN	0.0%
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EDUCATION

NO DIPLOMA	HIGH SCHOOL	APPRENTICESHIP OR TRADE	COLLEGE	UNIVERSITY
17.9%	15.8%	14.4%	24.9%	27.1%

HOUSING TYPE

SINGLE-DETACHED HOUSE	SEMI-DETACHED OR ROW HOUSE	DUPLEX	APARTMENT, LESS THAN 5 FLOORS	APARTMENT, 5 OR MORE FLOORS
45.5%	3.5%	0.5%	49.1%	1.3%

SPOKEN LANGUAGE(S)

Unilingual French	19.5%
Unilingual English	2.0%
Bilingual (Fr/En)	77.3%
Other	1.2%

AVERAGE INCOME

HOUSEHOLD	\$168,193
INDIVIDUAL	\$63,325

HOUSING TENANCY

OWNERS	84.7%
RENTERS	15.3%

INCLUDED & EXCLUDED

Included
Not specified

Excluded
heating, electricity, internet and tenant insurance

FINANCIAL DETAILS

PROPERTY IMAGES



FACADE



MISCELLANEOUS



FOYER



LIVING ROOM



LIVING ROOM



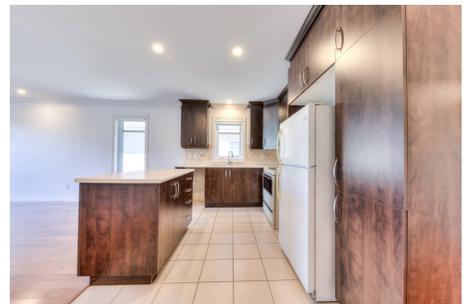
LIVING ROOM



BALCONY



KITCHEN



KITCHEN



BATHROOM



BATHROOM



BATHROOM

PROPERTY IMAGES (CONT.)



LAUNDRY ROOM



PASSAGEWAY



PRIMARY BEDROOM



PRIMARY BEDROOM



BALCONY



BEDROOM



GARAGE



EXTERIOR



EXTERIOR



EXTERIOR



EXTERIOR



ADDENDA (COMPLETE)

Welcome to 4002 Empereur Unit 301, a bright, inviting condo that instantly feels like home.

Perched on the third floor, this unit benefits from added privacy, natural light, and quiet living, making it an ideal choice for anyone seeking comfort and tranquillity in the heart of Duvernay.

From the moment you step inside, you're greeted by a warm and open living space that flows effortlessly from room to room. The layout is thoughtfully designed to maximize both space and functionality, whether you're relaxing after a long day or hosting friends and family for a cozy evening.

The kitchen feels like the heart of the home, offering plenty of cabinetry and counter space -- perfect for cooking your favourite meals or enjoying your morning coffee in peace. Large windows draw in beautiful daylight, creating a cheerful ambiance all year long.

The bedrooms offer generous proportions, ideal for restful nights or even a home office setup. Meanwhile, the bathroom and storage areas are well appointed, adding practicality to the charm.

One of the standout advantages of Unit 301 is the excellent condition of the building itself. The condo association keeps the property impeccably maintained, giving residents peace of mind and a sense of pride. And of course, having private parking, often including an indoor garage, adds tremendous convenience to everyday life.

Located in a peaceful and established residential neighbourhood, the condo offers easy access to major highways (25, 440, 19), nearby services, parks, and public transit, making it a perfect blend of calm living and accessibility.