



\$575,000
75 Av. Strathearn N., Montréal-Ouest, H4X 1X6
Cadastre 1291314
Owner(s) Betty Lou Headley Clyke, Graeme Clyke
Original Price \$599,000 **Last Price** \$599,000
PT/BT CT/SD **Rms** 14 **Bdrms** 3+0 **Built** 1954 **Water Supply** Municipality
Bldg. Size 8.26 X 7.92 m **Tot. Assessm. (2023)** \$755,100 **Sewage Sys.** Municipality
Liv. Area 131 sqm **Mun. Taxes (2023)** \$6,733 **Parkg (total)** Driveway (1), Garage (1)
Lot Size 11.28 X 27.43 m **School Taxes (2023)** \$581 **Property/Unit** Central air conditioning, Electric garage
Lot Area 313.55 sqm **Amenity** door opener, Alarm system

Centris No. 26659094 (SO)
SD (yes) **BD** (no)
Listed 2024-01-30
Expired 2024-07-31
Info Selling Broker yes
Sold 2024-02-16 17 Days

Compensation sharing

Sale 2%

Rental

Sell. Brokerage Firm BLVD IMMOBILIER

Listing Brokerage Firm

RE/MAX ACTION

RE/MAX ACTION

514-364-3222

514-364-3222

Listing Broker(s)

Dominic Lamarre Brunette

Salvatore Ciocca

514-500-8509

514-241-5750



Remarks

Charming 2-storey semi-detached home with a huge backyard nestled in a family-friendly area of Montreal West. Close to highways 20, 15 and 13, near all services and amenities for daily living, schools, and a 15-20 minute drive from downtown. The property features a dining room adjoining a large & bright living room, 3 well-sized bedrooms upstairs, a basement that can be finished to your taste for a family room, a workshop, abundant storage, an integrated garage and an outdoor parking space. The ideal home to welcome a growing family! SEE ADDENDA

Inclusions

Garage door opener, alarm wiring, hot water tank, windows treatments, light fixtures, central air conditioning unit

Exclusions

W/D, Dishwasher, BBQ, all furniture



\$615,000
8003 Rue Sherbrooke O., Montréal-Ouest, H4X 1J5
Cadastre 1 291 739
Owner(s) ClaudiaSteve Inc.
Original Price \$619,000 **Last Price** \$619,000
PT/BT CT/SD **Rms** 10 **Bdrms** 3+0 **Built** 1926 **Water Supply** Municipality, With water meter
Bldg. Size **Tot. Assessm. (2024)** \$470,100 **Sewage Sys.** Municipality
Liv. Area **Mun. Taxes (2024)** \$4,511 **Parkg (total)**
Lot Size 13.72 X 12.19 r **School Taxes (2024)** \$363 **Property/Unit** Wall-mounted air conditioning
Lot Area 189.52 sqm **Amenity**

Centris No. 18573424 (SO)
SD (yes) **BD** (no)
Listed 2024-10-29
Expired 2025-04-30
Info Selling Broker yes
Sold 2024-11-01 3 Days

Compensation sharing

Sale 2%

Rental

Sell. Brokerage Firm EXP AGENCE IMMOBILIÈRE

Listing Brokerage Firm

PROFUSION IMMOBILIER INC.

514-935-3337

Listing Broker(s)

Andrew Blundell

514-772-0008



Remarks

Welcome to this charming 3-bedroom, 2-bathroom home in Montreal West! Bright and airy, the living areas feature large windows, high ceilings and a cozy ambiance. Plenty of period details including an impressive central staircase with skylight, intricate plaster moldings and original woodwork. Conveniently located near the shops on Westminster and the train station.

Inclusions

Refrigerator, stove, dishwasher, washer and dryer, shelving in the basement.

Exclusions

Curtains and rods



\$700,000
64 Prom. Courtney, Montréal-Ouest, H4X 1M5 (Brynmor)
 Cadastre 1291574
 Owner(s) Succession of: June Singleton Gray
 Original Price \$725,000 Last Price \$725,000
 PT/BT BUN/DET Rms 8 Bdrms 3+1 Built 1957 Water Supply Municipality
 Bldg. Size 9.14 X m irr Tot. Assessm. (2024) \$720,800 Sewage Sys. Municipality
 Liv. Area Mun. Taxes (2024) \$6,917 Parkg (total) Garage (1)
 Lot Size 14.63 X 21.95 r School Taxes (2023) \$555 Property/Unit Amenity Electric garage door opener, Central heat pump
 Lot Area 325.53 sqm

Centris No. 13688911 (SO)
 SD (yes) BD (no)
 Listed 2024-05-20
 Expired 2024-12-31
 Info Selling Broker yes
 Sold 2024-06-14 25 Days

Compensation sharing

Sale 2%
 Rental

Sell. Brokerage Firm ROYAL LEPAGE HERITAGE

Listing Brokerage Firm

ROYAL LEPAGE HERITAGE 514-934-1818
 ROYAL LEPAGE HERITAGE 514-934-1818

Listing Broker(s)

Timothy John McGuigan 514-824-4457
 Joan McGuigan 514-846-0846



Remarks

Call now to visit this detached bungalow in a secluded, peaceful neighbourhood on a tree-lined street. Whether it's your first or last home, detached single-family bungalows are in high demand because you can enjoy more privacy, more space, less noise, and less maintenance. The primary living areas are on a single-story, and you also have the advantage of keeping the house forever. It is also ideal for a family with young children with no stairs to climb. The seller lived here happily for fifty years. We look forward to your call.

Inclusions

Appliances, Fixtures

Exclusions

Owner's furnishings



\$715,000
16 Av. Ballantyne S., Montréal-Ouest, H4X 2B2 (rue Saint-Jacques)
 Cadastre 1291801
 Owner(s) Lucian Turcescu, Stan Lavinia
 Original Price \$939,000 Last Price \$799,000 (2023-10-30)
 PT/BT CT/SD Rms 14 Bdrms 5+0 Built 1900 Water Supply Municipality
 Bldg. Size 7.44 X 18.27 m Tot. Assessm. (2023) \$988,000 Sewage Sys. Municipality
 Liv. Area 231.1 sqm Mun. Taxes (2023) \$9,482 Parkg (total) Driveway (2)
 Lot Size School Taxes (2023) \$754 Property/Unit Amenity Central air conditioning
 Lot Area 408.8 sqm

Centris No. 27819102 (SO)
 SD (yes) BD (no)
 Listed 2023-09-04
 Expired 2024-07-01
 Info Selling Broker yes
 Sold 2024-03-11 189 Days

Compensation sharing

Sale 2%
 Rental

Sell. Brokerage Firm ROYAL LEPAGE TENDANCE

Listing Brokerage Firm

GROUPE SUTTON SUR L'ÎLE INC. 514-769-7010
 GROUPE SUTTON SUR L'ÎLE INC. 514-769-7010

Listing Broker(s)

Mark-André Martel 514-439-7663
 Philippe C. Martel 514-439-7663



Remarks

MONTREAL WEST | Step into the world of timeless elegance with this semi-detached house, a testament to early 1900s craftsmanship. Its classic three-sided brick facade, wood floors, and preserved original moldings provide a warm and welcoming ambiance. Every corner of this house whispers history, from the glow of its gas fireplaces to the character-filled detailing. With a total of 5 bedrooms - 2 of which are nestled in the attic -- there's abundant space for both family and guests. Multiple balconies offer spaces to breathe and relax, overlooking your surroundings. 3 bathrooms ensure convenience at every turn. Available now!

Inclusions

Refrigerator, gas stove, dishwasher, washer, and dryer. All light fixtures except for those on the ceiling in the kitchen and the small living room adjoining the courtyard.

Exclusions

Ceiling light fixture in the kitchen and the small living room adjoining the courtyard, curtains and rods.



\$724,999
235 Av. Westminster N., Montréal-Ouest, H4X 1Z5 (Parkside)
Cadastré 1292034
Owner(s) Dr. Carole Zucker
Original Price \$895,000 **Last Price** \$749,500 (2024-11-04)
PT/BT CT/SD **Rms** 10 **Bdrms** 3+0 **Built** 1916 **Water Supply** Municipality
Bldg. Size 10.54 X 6.71 m **Tot. Assessm. (2023)** \$649,400 **Sewage Sys.** Municipality
Liv. Area 135.6 sqm **Mun. Taxes (2024)** \$6,232 **Parkg (total)** Driveway (1)
Lot Size 27.43 X 7.76 m **School Taxes (2024)** \$496 **Property/Unit**
Lot Area 209 sqm **Amenity**

Centris No. 17144662 (SO)
SD (yes) **BD** (no)
Listed 2024-07-10
Expired 2024-12-31
Info Selling Broker yes
Sold 2024-11-20 133 Days

Compensation sharing

Sale 2%
Rental

Sell. Brokerage Firm WINVESTOR IMMOBILIER INC. / WINVESTOR REAL
Listing Brokerage Firm GROUPE SUTTON - CENTRE OUEST INC 514-483-5800 **Listing Broker(s)** David Doubt 514-220-6298



Remarks

Welcome to family friendly cozy Montreal West. Payne built 4 bedroom (currently converted to 3 bedrooms) home with hardwood floors, oak moldings & baseboards, stained glass, crown moldings and much more. Steps from the pool and recreational facilities, Strathearn park, Westminster village and both elementary and high schools. A great family home with a fenced in backyard and deck. Primary bedroom can be easily be returned to two bedrooms

Inclusions

Fridge, stove, dishwasher, microwave, washer & dryer. All installed blinds.

Exclusions



\$822,000 (J)
460 Av. Brock N., Montréal-Ouest, H4X 2G7 (Westover Rd)
Cadastré 1292171
Owner(s) Artemisia Santini D'Alesio
Original Price \$799,000 **Last Price** \$799,000
PT/BT SL/DET **Rms** 8 **Bdrms** 3+0 **Built** 1960 **Water Supply** Municipality
Bldg. Size 12.5 X 11.58 m **Tot. Assessm. (2024)** \$731,400 **Sewage Sys.** Municipality
Liv. Area **Mun. Taxes (2024)** \$7,019 **Parkg (total)** Driveway (4), Garage (1)
Lot Size 15.85 X 25.91 r **School Taxes (2024)** \$573 **Property/Unit** Central vacuum cleaner system
Lot Area 404.31 sqm **Amenity** installation, Electric garage door opener, Central heat pump

Centris No. 21691304 (SO)
SD (yes) **BD** (no)
Listed 2024-08-26
Expired 2025-06-30
Info Selling Broker yes
Sold 2024-09-20 25 Days

Compensation sharing

Sale 2%
Rental

Sell. Brokerage Firm EXPANSION IMMO-ACCÈS
Listing Brokerage Firm RE/MAX SOLUTIONS 514-303-9777 **Listing Broker(s)** Nancy Forlini 514-303-9777



Remarks

Excellent location adjacent to Côte-St-LucDiscover this magnificent multi-level home with 4 floors, meticulously maintained by its owner. From the moment you enter, you'll be charmed by the bright open space, featuring a cathedral ceiling in the living and dining areas. The property offers 3 spacious bedrooms on the upper floor, 3 full bathrooms along with 2 family rooms, providing perfect comfort for the entire family. Outside, a large, beautiful backyard awaits, ideal for moments of relaxation. **An ideal home for harmonious family living in a peaceful and welcoming setting**

Inclusions

Refrigerator, stove, washer, dryer, dishwasher, light fixtures, water heater, central vacuum, electric garage door opener, shed, gazebo, patio table, and chairs. Everything is sold as-is without any legal warranty of quality.

Exclusions



\$875,000
246 Prom. Sheraton, Montréal-Ouest, H4X 1N9
Cadastre 1 291 051
Owner(s) David Leroux-Petersen, Lanni Frankel
Original Price \$895,000 **Last Price** \$895,000
PT/BT SL/DET **Rms** 8 **Bdrms** 3+0 **Built** 1956 **Water Supply** Municipality, With water meter
Bldg. Size 12.19 X 14.02 r **Tot. Assessm. (2024)** \$791,900 **Sewage Sys.** Municipality
Liv. Area **Mun. Taxes (2024)** \$7,600 **Parkg (total)** Driveway (2), Garage (1)
Lot Size 20.42 X 22.86 r **School Taxes (2024)** \$607 **Property/Unit Amenity** Electric garage door opener, Outdoor storage space, Wall-mounted heat pump
Lot Area 497.68 sqm

Centris No. 27241760 (SO)
SD (yes) **BD** (no)
Listed 2024-05-23
Expired 2024-09-30
Info Selling Broker yes
Sold 2024-05-29 6 Days

Compensation sharing

Sale 2%

Rental

Sell. Brokerage Firm L'EXPERT IMMOBILIER P.M. INC.

Listing Brokerage Firm

PROFUSION IMMOBILIER INC. 514-935-3337

Listing Broker(s)

Andrew Blundell

514-772-0008



Remarks

Renovated split-level located on a quiet street in family friendly Montreal West . Offering 3 bedrooms including a primary with ensuite, 2 full bathroom and a powder room, solarium extension with heated floors, built-in garage and landscaped gardens. Close to parks, schools, the golf course and public transportation.

Inclusions

Refrigerator, stove, dishwasher, microwave/hood, living room curtains, spa, shed

Exclusions

Washer, dryer, chest freezer (garage), light fixtures (children's bedrooms), curtains & rods (except those included).



\$890,000
69 Av. Wolseley N., Montréal-Ouest, H4X 1V6 (Curzon)
Cadastre 1291357
Owner(s) Caroline Combes, Matthieu Houfflain
Original Price \$918,000 **Last Price** \$918,000
PT/BT CT/SD **Rms** 9 **Bdrms** 5+0 **Built** 1912 **Water Supply** Municipality
Bldg. Size 8.54 X 8.89 m **Tot. Assessm. (2021)** \$781,300 **Sewage Sys.** Municipality
Liv. Area **Mun. Taxes (2024)** \$7,498 **Parkg (total)** Driveway (2)
Lot Size 10.52 X 27.43 r **School Taxes (2023)** \$602 **Property/Unit Amenity**
Lot Area 288.5 sqm

Centris No. 22637617 (SO)
SD (yes) **BD** (no)
Listed 2024-03-04
Expired 2024-12-17
Info Selling Broker yes
Sold 2024-03-17 13 Days

Compensation sharing

Sale 2%

Rental

Sell. Brokerage Firm ROYAL LEPAGE VILLAGE

Listing Brokerage Firm

GROUPE SUTTON - CENTRE OUEST IN 514-483-5800

GROUPE SUTTON - CENTRE OUEST IN 514-483-5800

Listing Broker(s)

Stephen Gips

William Silverman

514-733-9724

514-863-8340



\$895,000 (J)
68 Banstead Road, Montréal-Ouest, H4X 1P2 (Prom. Sheraton)
Cadastre 1 291 003
Owner(s) Ora AMAR RUBINSTEIN
Original Price \$850,000 **Last Price** \$850,000
PT/BT SL/DET **Rms** 14 **Bdrms** 5+0 **Built** 1956 **Water Supply** Municipality
Bldg. Size 10.97 X 14.63 r **Tot. Assessm. (2024)** \$856,300 **Sewage Sys.** Municipality
Liv. Area 212.38 sqm **Mun. Taxes (2024)** \$8,218 **Parkg (total)** Driveway (1), Garage (1)
Lot Size 22.86 X 19.51 r **School Taxes (2024)** \$659 **Property/Unit Amenity** Central heat pump
Lot Area 452.81 sqm

Centris No. 22208936 (SO)
SD (yes) **BD** (no)
Listed 2024-02-05
Expired 2024-08-31
Info Selling Broker yes
Sold 2024-02-14 9 Days

Compensation sharing

Sale 2%

Rental

Sell. Brokerage Firm SOTHEBY'S INTERNATIONAL REALTY QUÉBEC

Listing Brokerage Firm

GROUPE SUTTON SUR L'ÎLE INC. 514-769-7010

GROUPE SUTTON SUR L'ÎLE INC. 514-769-7010

Listing Broker(s)

Mark-André Martel

Philippe C. Martel

514-439-7663

514-439-7663



Remarks

MONTREAL WEST | This detached, split-level single-family home features 5 spacious bedrooms and 3 renovated bathrooms, providing a sense of generous space and comfort. Perfectly positioned on a quiet, tree-lined street corner next to a park, it offers a large, private backyard ideal for outdoor activities. Well maintained, the property boasts wood floors and a paved driveway leading to a garage. Designed with roomy interiors and a fluid layout, the house creates a comfortable and inviting atmosphere. Perfect for families!

Inclusions

Refrigerator, stove, washer, dryer ((without a guarantee of working), light fixtures, curtains, rods, blinds, and built-in shelves on the bedroom/office wall on the 1st floor.

Exclusions

Dryer (sold as is -- never been used): there is currently no outlet.



\$979,900

25 Av. Brynmor, Montréal-Ouest, H4X 2A8 (Westland)

Cadastre 1291550
Owner(s) Portal Jean-Louis, Gosselin Lucie
Original Price \$1,099,900 **Last Price** \$1,099,900

PT/BT SL/DET **Rms** 16 **Bdrms** 4+0 **Built** 1957 **Water Supply** Municipality
Bldg. Size 13.7 X 11.01 m **Tot. Assessm. (2022)** \$1,237,900 **Sewage Sys.** Municipality
Liv. Area 177.9 sqm **Mun. Taxes (2024)** \$11,880 **Parkg (total)** Driveway (1), Garage (2)
Lot Size 22.25 X 22.86 r **School Taxes (2024)** \$919 **Property/Unit Amenity** Central air conditioning, Electric garage door opener, Alarm system, Central heat pump
Lot Area 508.6 sqm

Centris No. 19899031 (SO)
SD (yes) **BD** (no)
Listed 2024-02-23
Expired 2024-05-31
Info Selling Broker yes
Sold 2024-04-03 40 Days

Compensation sharing

Sale 2%

Rental

Sell. Brokerage Firm RE/MAX DIRECT INC.

Listing Brokerage Firm GROUPE SUTTON - CENTRE OUEST IN: 514-483-5800

Listing Broker(s) David Doubt

514-220-6298



Remarks

This extensively renovated home at 25 Brynmor is your haven of peace and tranquility. This 4 bedroom property is a marriage between a cottage and a split-level city home. With its 1 1/2 stories spread over 5 levels, it offers ample space for a family. Its owners, one of whom is an environmental designer, have renovated it room by room. Nothing was left to chance. 3 fully functional fireplaces, a gigantic solarium, 3 bathrooms, the huge walk-in closet in the master bedroom and the adjoining fully finished attic will enchant you.

Inclusions

Fridge Samsung, stove Maytag, dishwasher, Gazebo Trevi 10 X 14 2018, Spa Trevi 2019. All blinds, drapes and curtain rods.

Exclusions



\$980,000

63 Banstead Road, Montréal-Ouest, H4X 1P1 (Sheraton)

Cadastre 1290977
Owner(s) Sandro Fabrizi, Guglielmina Casarcia
Original Price \$989,000 **Last Price** \$989,000

PT/BT SL/DET **Rms** 8 **Bdrms** 4+0 **Built** 1956 **Water Supply** Municipality
Bldg. Size **Tot. Assessm. (2023)** \$1,010,600 **Sewage Sys.** Municipality
Liv. Area **Mun. Taxes (2023)** \$9,010 **Parkg (total)** Driveway (2), Garage (1)
Lot Size **School Taxes (2023)** \$782 **Property/Unit Amenity**
Lot Area 426.6 sqm

Centris No. 22780942 (SO)
SD (yes) **BD** (no)
Listed 2024-02-27
Expired 2024-06-01
Info Selling Broker no
Sold 2024-03-01 3 Days

Compensation sharing

Sale 2%

Rental

Sell. Brokerage Firm KELLER WILLIAMS PRESTIGE

Listing Brokerage Firm RE/MAX ACTION S.Z. 514-933-6781
 RE/MAX ACTION 514-933-6781

Listing Broker(s) Sandra Zelikovic 514-827-6793
 Joshua Barzilay 514-983-9609



Remarks

Move in Condition Detached Split Level Near Park. Quiet Residential location: Great for young families. Professionally Built Modern Kitchen with Granite Center Island and heated floors.

Inclusions

Frig (LG);Dishwasher (Bosch);Stove; Microwave; Freezer;2019 Hot water tank; window treatments; garage door opener and remote.

Exclusions

Washer; Dryer; 2nd Frig; Fixtures: DNR & Hall & MBR; TV bracket and tv in kitchen.



\$998.000
263 Av. Brock N., Montréal-Ouest, H4X 2J4 (Av. Parkside)

Cadastre 1291849
Owner(s) Barbara Baird
Original Price \$1,100,000 **Last Price** \$1,100,000
PT/BT CT/DET **Rms** 9 **Bdrms** 4+0 **Built** 1947 **Water Supply** Municipality
Bldg. Size 8.95 X 8.04 m **Tot. Assessm. (2023)** \$1,098,800 **Sewage Sys.** Municipality
Liv. Area 134.8 sqm **Mun. Taxes (2024)** \$10,545 **Parkg (total)** Driveway (1), Garage (1)
Lot Size 15.24 X 26.82 r **School Taxes (2023)** \$750 **Property/Unit**
Lot Area 408.8 sqm **Amenity**

Centris No. 16914285 (SO)
SD (yes) **BD** (no)
Listed 2023-06-16
Expired 2024-03-31
Info Selling Broker no
Sold 2024-03-03 261 Days

Compensation sharing

Sale 2%

Rental

Sell. Brokerage Firm ROYAL LEPAGE TENDANCE
Listing Brokerage Firm RE/MAX ACTION 514-933-6781

Listing Broker(s) Michael Senderak 514-945-6054



Remarks

Spacious, detached 4 bedroom home located in tranquil, community friendly Montreal West. 1st time on the market in 50 years. Good solid house with practical layout. Beautiful hardwood flrs. throughout. Freshly painted. Peaceful, private backyard. Bright finished basement. Close proximity to great schools, town shops, parks, Mo West Commuter train and useful bus routes. The Town of Montreal West has great services including: Attentive, quick municipal amenities, recreational programs, sports associations, community groups and just a wonderful vibe!!

Inclusions

fridge, stove, dishwasher, washer, dryer all in "AS IS" condition without warranty.

Exclusions



\$1,008,200 (J)
124 Av. Percival, Montréal-Ouest, H4X 1T6 (Curzon)

Cadastre 1 290 822
Owner(s) Elisabeth Neelin, Jonathan Robinson
Original Price \$1,049,000 **Last Price** \$1,049,000
PT/BT CT/SD **Rms** 10 **Bdrms** 5+0 **Built** 1920 **Water Supply** Municipality, With water meter
Bldg. Size 7.32 X 11.28 m **Tot. Assessm. (2023)** \$941,100 **Sewage Sys.** Municipality
Liv. Area **Mun. Taxes (2023)** \$8,391 **Parkg (total)** Driveway (1)
Lot Size 9.14 X 36.58 m **School Taxes (2023)** \$730 **Property/Unit** Wall-mounted air conditioning, Irrigation system
Lot Area 309.37 sqm **Amenity**

Centris No. 23832165 (SO)
SD (yes) **BD** (no)
Listed 2023-09-28
Expired 2024-04-05
Info Selling Broker yes
Sold 2023-12-01 64 Days

Compensation sharing

Sale 2%

Rental

Sell. Brokerage Firm RE/MAX DU CARTIER INC.
Listing Brokerage Firm PROFUSION IMMOBILIER INC. 514-935-3337
LES IMMEUBLES IMAGINE INC. 514-862-4088

Listing Broker(s) Andrew Blundell 514-772-0008
Catherine Gardner 514-793-5608



Remarks

Welcome to 124 Percival, a turnkey semi-detached home renovated with taste and quality materials. Featuring an open concept kitchen with heated floors, quartz counters and a gas range, main floor powder room and large, southwest facing backyard. Flexible floor plan with 5 bedrooms, or 3 bedrooms plus office/sunroom and third floor family room. Semi-finished basement could easily be converted to another family area with laundry. Walking distance to the new Sports and Recreation Center, parks and shopping on Westminster.

Inclusions

Refrigerator, gas stove, dishwasher, kitchen hood, dryer, wardrobe (primary bedroom), refrigerator (basement), blinds where installed, mirror (family bathroom), window A/C (third floor)

Exclusions

Chandelier (dining room), curtains and rods (living room, primary bedroom)



\$1,050,000

254 Prom. Sheraton, Montréal-Ouest, H4X 1N9

Cadastre	1290950	Owner(s)	Randi Gitnick						
Original Price	\$1,289,000	Last Price	\$1,189,000 (2024-04-21)						
PT/BT	SL/DET	Rms	11	Bdrms	3+0	Built	1956	Water Supply	Municipality, With water meter
Bldg. Size	15.48 X 11.95 m	Tot. Assessm. (2024)	\$989,400	Sewage Sys.	Municipality				
Liv. Area	184.78 sqm	Mun. Taxes (2024)	\$9,495	Parkg (total)	Driveway (2), Garage (1)				
Lot Size	19.81 X 22.86 m	School Taxes (2023)	\$765	Property/Unit Amenity	Electric garage door opener, Alarm system, Central heat pump, Irrigation system				
Lot Area	452.81 sqm								

Centris No.	25787989 (SO)
SD (yes)	BD (no)
Listed	2024-03-17
Expired	2024-06-21
Info Selling Broker	yes
Sold	2024-05-04 48 Days

Compensation sharing

Sale 2%
Rental

Sell. Brokerage Firm ROYAL LEPAGE DU QUARTIER

Listing Brokerage Firm

PROFUSION IMMOBILIER INC.	514-935-3337
LES IMMEUBLES IMAGINE INC.	514-862-4088

Listing Broker(s)

Andrew Blundell	514-772-0008
Catherine Gardner	514-793-5608



Remarks

Welcome to 254 Prom. Sheraton, a mid-century family home set on a landscaped lot with inground swimming pool. Offering distinctive architectural details and an immense amount of natural light through it's many floor to ceiling windows, this 3 bedroom 3 bathroom residence is truly unique. The built-in garage, double car driveway, landscaped gardens and private backyard complete this wonderful property.

Inclusions

Fridge, stove, dishwasher, microwave/hood, coffee maker, wine cooler, blinds as installed, all racks and storage units in front closet and primary bedroom walk0in closets, washer and dryer (dryer is working but does not function like new), pool accessories, mirror wall unit in front bedroom, shed, alarm system, irrigation system.

Exclusions

TVs and brackets (den, primary bedroom, family room), ceiling lights (front hall, dining room).



\$1,100,000

41 Av. Brock N., Montréal-Ouest, H4X 2G1 (Sherbrooke)

Cadastre	1291715	Owner(s)	Pamela Ungar, Mitchell Berbrier						
Original Price	\$1,195,000	Last Price	\$1,195,000						
PT/BT	CT/SD	Rms	18	Bdrms	6+0	Built	1925	Water Supply	Municipality
Bldg. Size	13.39 X 8.84 m	Tot. Assessm. (2021)	\$1,167,100	Sewage Sys.	Municipality				
Liv. Area		Mun. Taxes (2024)	\$11,200	Parkg (total)	Driveway (2)				
Lot Size	11.43 X m irr	School Taxes (2023)	\$876	Property/Unit Amenity					
Lot Area	306.6 sqm								

Centris No.	22990651 (SO)
SD (yes)	BD (no)
Listed	2024-06-12
Expired	2024-08-31
Info Selling Broker	no
Sold	2024-07-10 28 Days

Compensation sharing

Sale 2%
Rental

Sell. Brokerage Firm GROUPE IMMOBILIER LONDONO INC.

Listing Brokerage Firm

GROUPE SUTTON - CENTRE OUEST IN	514-933-5800
GROUPE SUTTON - CENTRE OUEST IN	514-483-5800

Listing Broker(s)

June Baily	514-941-9105
David Doubt	514-220-6298



\$1,130,000
317 Av. Brock N., Montréal-Ouest, H4X 2G4 (Parkside)
Cadastre 1291854
Owner(s) Dan Charbit, Gaelle Hazzan
Original Price \$1,180,000 **Last Price** \$1,165,000 (2024-02-06)
PT/BT CT/DET **Rms** 12 **Bdrms** 4+0 **Built** 1947 **Water Supply** Municipality, With water meter
Bldg. Size **Tot. Assessm. (2023)** \$1,084,700 **Sewage Sys.** Municipality
Liv. Area 167.04 sqm **Mun. Taxes (2024)** \$10,410 **Parkg (total)** Driveway (2), Garage (1)
Lot Size 15.24 X 26.82 r **School Taxes (2023)** \$813 **Property/Unit** Wall-mounted air conditioning, Electric
Lot Area 408.77 sqm **Amenity** garage door opener, Alarm system

Centris No. 20542545 (SO)
SD (yes) **BD** (no)
Listed 2023-10-22
Expired 2024-06-30
Info Selling Broker yes
Sold 2024-03-15 145 Days

Compensation sharing

Sale 2%
Rental

Sell. Brokerage Firm LES IMMEUBLES IMAGINE INC.
Listing Brokerage Firm
 PROFUSION IMMOBILIER INC. 514-935-3337
 LES IMMEUBLES IMAGINE INC. 514-862-4088

Listing Broker(s)
 Andrew Blundell 514-772-0008
 Catherine Gardner 514-793-5608



Remarks

Turnkey detached residence on Brock N in Montreal West . This contemporary family home offers 4 bedrooms upstairs, a bright open main floor plan and finished basement with powder room. The integrated garage has a private studio/ office at the back with views and access to the garden. Two car driveway. Close to shops, restaurants, schools and the train.

Inclusions

Refrigerator, cooktop, oven, dishwasher, blinds as installed, entrance camera and smart thermostat.

Exclusions

Curtain rods and curtains, ceiling fixtures (dining, kitchen and in the 3 bedrooms), wall coat hooks (entrance), all shelves attached to the wall, any 'wifi' enabled light switches will be replaced with the original light switches, Tesla charging station, above ground irrigation system.



\$1,130,000 (J)
45 Av. Parkside, Montréal-Ouest, H4X 1E8 (Strathearn)
Cadastre 1291521
Owner(s) Zofia Brodkiewicz
Original Price \$1,339,000 **Last Price** \$1,199,000 (2024-08-13)
PT/BT CT/SD **Rms** 16 **Bdrms** 5+0 **Built** 1920 **Water Supply** Municipality
Bldg. Size 6.86 X 14.02 m **Tot. Assessm. (2024)** \$1,191,600 **Sewage Sys.** Municipality
Liv. Area 246.56 sqm **Mun. Taxes (2024)** \$11,436 **Parkg (total)** Garage (1)
Lot Size **School Taxes (2024)** \$930 **Property/Unit** Wall-mounted air conditioning
Lot Area 337.89 sqm **Amenity**

Centris No. 19294940 (SO)
SD (yes) **BD** (no)
Listed 2024-06-18
Expired 2024-11-30
Info Selling Broker yes
Sold 2024-08-28 71 Days

Compensation sharing

Sale 2%
Rental

Sell. Brokerage Firm THE AGENCY MONTRÉAL
Listing Brokerage Firm
 RE/MAX ACTION 514-933-6781

Listing Broker(s)
 Mike Legare 514-961-2118



Remarks

Meticulously maintained semi-detached home in sought after area of Montreal West. The same owners for over 45 years! Built by acclaimed architect Alfred Payne. This spacious house has lots of character with it's pristine oak floors and mouldings, coffered ceilings in the dining room and cross hall floor plan . Offering 5 bedrooms, plus office/sunroom, 3 full bathrooms, separate garage, kitchen extension with bay window facing the garden, natural gas stove & BBQ. Fronting on the lovely Strathearn park, the property benefits from unobstructed views. The backyard is a private oasis with no rear facing neighbours and a mature rose garden.

Inclusions

Refrigerator, gas stove, dishwasher, washer, dryer, treadmill, dining room curtains

Exclusions

personal effects, furniture, piano, chandeliers



\$1,145,000 (J)
145 Av. Percival, Montréal-Ouest, H4X 1T7 (Curzon)
Cadastre 1 290 767
Owner(s) Michael Murray, Ann Lynch
Original Price \$1,089,000 **Last Price** \$1,089,000
PT/BT CT/SD **Rms** 14 **Bdrms** 5+0 **Built** 1930 **Water Supply** Municipality, With water meter
Bldg. Size 7.01 X 11.28 m **Tot. Assessm. (2024)** \$968,000 **Sewage Sys.** Municipality
Liv. Area 173.54 sqm **Mun. Taxes (2024)** \$9,290 **Parkg (total)** Driveway (1)
Lot Size 9.14 X 37.49 m **School Taxes (2023)** \$751 **Property/Unit Amenity** Outdoor storage space, Wall-mounted heat pump
Lot Area 344.02 sqm

Centris No. 11127423 (SO)
SD (yes) **BD** (no)
Listed 2024-06-04
Expired 2024-12-06
Info Selling Broker yes
Sold 2024-06-12 8 Days

Compensation sharing

Sale 2%

Rental

Sell. Brokerage Firm SOTHEBY'S INTERNATIONAL REALTY QUEBEC LK

Listing Brokerage Firm

PROFUSION IMMOBILIER INC. 514-935-3337
 LES IMMEUBLES IMAGINE INC. 514-862-4088

Listing Broker(s)

Andrew Blundell 514-772-0008
 Catherine Gardner 514-793-5608



Remarks

Charming semi-detached family home with landscaped gardens and large backyard. Offering 5 bedrooms plus second floor den, 2 bathrooms, finished basement and parking. Lovingly maintained and updated over the years while maintaining much of its original character. Ideal for a growing family looking to be in the heart of Montreal West.

Inclusions

Refrigerator, stove, dishwasher, washer and dryer

Exclusions

Curtains and rods as installed.



\$1,160,000
183 Prom. Sheraton, Montréal-Ouest, H4X 1N7 (Banstead)
Cadastre 1291011
Owner(s) Jana Hancinsky
Original Price \$1,249,888 **Last Price** \$1,249,888
PT/BT SL/DET **Rms** 10 **Bdrms** 5+1 **Built** 1957 **Water Supply** Municipality
Bldg. Size 15.24 X 26.95 m **Tot. Assessm. (2024)** \$1,023,300 **Sewage Sys.** Municipality
Liv. Area 285.68 sqm **Mun. Taxes (2024)** \$9,821 **Parkg (total)** Driveway (2), Garage (1)
Lot Size **School Taxes (2024)** \$830 **Property/Unit Amenity** Central air conditioning, Electric garage door opener, Alarm system
Lot Area 411.7 sqm

Centris No. 11480706 (SO)
SD (yes) **BD** (no)
Listed 2024-07-04
Expired 2024-11-30
Info Selling Broker yes
Sold 2024-10-22 110 Days

Compensation sharing

Sale 2%

Rental

Sell. Brokerage Firm L'EXPERT IMMOBILIER P.M. INC.

Listing Brokerage Firm

VENDIRECT INC. 1-855-262-3131

Listing Broker(s)

Louis Glazer 514-244-7858



\$1,177,500
73 Av. Brock N., Montréal-Ouest, H4X 2G1 (Curzon)
Cadastre 1291722
Owner(s) Giulia Piccioni-Primiani
Original Price \$1,349,000 **Last Price** \$1,199,000 (2024-08-09)
PT/BT CT/DET **Rms** 15 **Bdrms** 4+0 **Built** 1952 **Water Supply** Municipality
Bldg. Size 11.93 X 7.67 m **Tot. Assessm. (2024)** \$986,400 **Sewage Sys.** Municipality
Liv. Area 180.1 sqm **Mun. Taxes (2024)** \$9,466 **Parkg (total)** Driveway (2)
Lot Size **School Taxes (2024)** \$737 **Property/Unit Amenity** Private yard, Central heat pump
Lot Area 408.8 sqm

Centris No. 11651202 (SO)
SD (yes) **BD** (no)
Listed 2024-03-26
Expired 2024-10-01
Info Selling Broker yes
Sold 2024-08-21 148 Days

Compensation sharing

Sale 2%

Rental

Sell. Brokerage Firm IMMOBILIER WITT

Listing Brokerage Firm

GROUPE SUTTON SUR L'ÎLE INC. 514-769-7010
 GROUPE SUTTON SUR L'ÎLE INC. 514-769-7010

Listing Broker(s)

Mark-André Martel 514-439-7663
 Philippe C. Martel 514-439-7663



Remarks

MONTREAL-WEST | Nestled in the heart of Montreal West, this stunning HOUSE exudes timeless charm and modern elegance. With 4 bedrooms and 3 bathrooms, spread over 3 floors, this residence presents endless possibilities for creating a captivating family retreat. Revel in the luminous living room with a charming fireplace and enjoy the spacious kitchen with built-in appliances and heated floors. Meticulously maintained, the home boasts recent renovations, including updates to the kitchen, bedrooms, and bathrooms. Complemented by 2 parking spaces and a spacious fenced backyard, this could be your dream home.

Inclusions

Fridge, stove, dishwasher, washing machine, dryer, rug, light fixtures, blinds, carpet, barbecue, piano

Exclusions

Plants of seller's choice: seller reserves the right to pick up plants from the yard this summer at their discretion.



\$1,215,000
220 Av. Ballantyne N., Montréal-Ouest, H4X 2C2 (Nelson)
Cadastre 1291982
Owner(s) Joseph Kolomeir, Monica Weisz
Original Price \$1,375,000 **Last Price** \$1,295,000 (2023-12-29)
PT/BT CT/DET **Rms** 13 **Bdrms** 5+1 **Built** 1948 **Water Supply** Municipality
Bldg. Size 11.27 X 9.06 m **Tot. Assessm. (2021)** \$1,072,100 **Sewage Sys.** Municipality
Liv. Area **Mun. Taxes (2023)** \$9,559 **Parkg (total)** Driveway (2), Garage (1)
Lot Size 15.24 X 26.82 r **School Taxes (2023)** \$803 **Property/Unit** Alarm system, Central heat pump,
Lot Area 408.8 sqm **Amenity** Geothermal

Centris No. 28153258 (SO)
SD (yes) **BD** (no)
Listed 2023-09-10
Expired 2024-02-29
Info Selling Broker yes
Sold 2023-12-22 103 Days

Compensation sharing

Sale 2%

Rental

Sell. Brokerage Firm ROYAL LEPAGE VILLAGE

Listing Brokerage Firm

LJ IMMOBILIER 514-500-4040
LJ IMMOBILIER 514-500-4040

Listing Broker(s)

LJ Aguinaga 514-500-4040
Amanda Roy 514-710-0444



Remarks

Incredible 4+2 bedroom, 3.5 bathroom home for sale in the highly sought- after neighbourhood of Montreal West! This beautiful home has spacious rooms, geothermal heating, triple glazed windows, custom closets, an electric car charger, a fully finished basement with 2 playrooms, and an incredible sunroom overlooking the beautiful backyard! With an extension added throughout, this home is perfect for the whole family! The neighbourhood is tranquil and family-friendly: walking distance to multiple schools, public transportation, local amenities and restaurants! Don't miss your opportunity to call this place home, book your visit today!

Inclusions

Refrigerator, stove, dishwasher, washer and dryer (upstairs), out door BBQ set with granite counters and seating (outdoor faucet not connected), TV in the solarium, elliptical machine in the basement, chest freezer and under counter fridge and freezer in the basement, outdoor retractable awning

Exclusions



\$1,240,000
17 Av. Ballantyne S., Montréal-Ouest, H4X 2B1
Cadastre 1291778
Owner(s) Jennifer Mohr, Sylvain Huot
Original Price \$1,288,000 **Last Price** \$1,288,000
PT/BT CT/DET **Rms** 12 **Bdrms** 3+1 **Built** 1940 **Water Supply** Municipality, With water meter
Bldg. Size 10.36 X 11.89 m **Tot. Assessm. (2024)** \$1,168,400 **Sewage Sys.** Municipality
Liv. Area **Mun. Taxes (2024)** \$11,213 **Parkg (total)** Driveway (1), Garage (1)
Lot Size 15.24 X 26.82 r **School Taxes (2023)** \$896 **Property/Unit** Electric garage door opener, Central heat
Lot Area 408.77 sqm **Amenity** pump

Centris No. 18778669 (SO)
SD (yes) **BD** (no)
Listed 2024-04-10
Expired 2024-08-31
Info Selling Broker yes
Sold 2024-04-19 9 Days

Compensation sharing

Sale 2%

Rental

Sell. Brokerage Firm GROUPE SUTTON - CENTRE OUEST INC.

Listing Brokerage Firm

PROFUSION IMMOBILIER INC. 514-935-3337
LES IMMEUBLES IMAGINE INC. 514-862-4088

Listing Broker(s)

Andrew Blundell 514-772-0008
Catherine Gardner 514-793-5608



Remarks

Turnkey detached residence on Ballantyne S. filled with light. Major renovations in 2022 including a one storey extension with full basement added to rear of house giving a large open concept kitchen/dining/den area. Powder on main floor. Three bedrooms upstairs plus one in the basement. Finished basement also has a family room, bath/laundry room, and storage. Attached garage, also renovated. Walking distance to parks, shopping and the train station.

Inclusions

Bosch refrigerator, gas stove, and dishwasher. All light fixtures. All window coverings. Remote for electric garage door opener.

Exclusions

4 stools at kitchen island



\$1,245,000

141 Broughton Road, Montréal-Ouest, H4X 1K2 (Easton Ave.)

Cadastre 1291098

Owner(s) Succession of: Felicie Pwllak Estate, Succession of: Felicie Pwllak Estate, Su

Original Price \$1,325,000 **Last Price** \$1,325,000

PT/BT CT/DET **Rms** 10 **Bdrms** 4+0 **Built** 1967 **Water Supply** Municipality

Bldg. Size 9.17 X 12.85 m **Tot. Assessm. (2024)** \$1,618,400 **Sewage Sys.** Municipality

Liv. Area 244.9 sqm **Mun. Taxes (2024)** \$15,531 **Parkg (total)** Driveway (3), Garage (1)

Lot Size 15.24 X 32.31 r **School Taxes (2023)** \$1,205 **Property/Unit** Central air conditioning

Lot Area 492.4 sqm **Amenity**

Centris No. 18298385 (SO)

SD (yes) **BD** (no)

Listed 2024-05-02

Expired 2024-11-04

Info Selling Broker yes

Sold 2024-05-27 25 Days

Compensation sharing

Sale 2%

Rental

Sell. Brokerage Firm GROUPE IMMOBILIER LONDONO INC.

Listing Brokerage Firm

PROFUSION IMMOBILIER INC. 514-935-3337
PROFUSION IMMOBILIER INC. 514-935-3337

Listing Broker(s)

Christina Miller 514-934-2480
Judy Litvack 514-817-5716



Remarks

141 Broughton- so many updates already done including new windows and doors, new HVAC system, electrical panel, and modernized bathrooms. This house is just waiting for you with its unlimited potential and its bright and spacious rooms, ideal for creating your own personal sanctuary. Large ground floor with open & spacious living room/dining room, cross hall family room, large kitchen with adjacent laundry /mud room which open directly to the oversized one car garage. Large 2nd floor with 4 bedrooms. An unfinished basement serving as a blank canvas with space to subdivide and make your own.! Large backyard, and 3 additional parking spaces!

Inclusions

light fixtures and window blinds- all as currently installed

Exclusions



\$1,250,000

117 Av. Brock S., Montréal-Ouest, H4X 2E7

Cadastre 1292113

Owner(s) Avi Steinberg

Original Price \$1,295,000 **Last Price** \$1,295,000

PT/BT CT/SD **Rms** 10 **Bdrms** 5+0 **Built** 1920 **Water Supply** Municipality

Bldg. Size 9.41 X 7.6 m **Tot. Assessm. (2021)** \$697,170 **Sewage Sys.** Municipality

Liv. Area 201.97 sqm **Mun. Taxes (2023)** \$10,931 **Parkg (total)** Driveway (3)

Lot Size **School Taxes (2023)** \$941 **Property/Unit** Wall-mounted air conditioning

Lot Area 510.97 sqm **Amenity**

Centris No. 14821132 (SO)

SD (yes) **BD** (no)

Listed 2023-10-12

Expired 2024-04-15

Info Selling Broker yes

Sold 2024-01-07 87 Days

Compensation sharing

Sale 2%

Rental

Sell. Brokerage Firm GROUPE SUTTON - CENTRE OUEST INC.

Listing Brokerage Firm

GROUPE SUTTON - CENTRE OUEST INC 514-483-5800

Listing Broker(s)

Rebecca Sohmer 514-835-8895



Remarks

LOCATION!! Gorgeous Montreal West home meets tranquil summer cottage getaway .. This property has it all - the classic, rich Mo-west wood details and the country club/chalet, hidden gem of a backyard. Close enough to the train to be walking distance, but just far enough that you don't hear or feel it pass. The home offers 4 generous bedrooms PLUS a 3rd levels that can be used for a primary bedroom (with ensuite), a family room or an office. Walking distance to the shops on Westminster, and super close to Royal West, autoroute 20, and the arena.

Inclusions

All existing kitchen appliances, light fixtures, kitchen table and bench

Exclusions



\$1,250,000

128 Av. Percival, Montréal-Ouest, H4X 1T6 (Curzon)

Cadastré 1290829
Owner(s) Ruth Fischer, Jonathon David Reeves
Original Price \$1,298,000 **Last Price** \$1,298,000

PT/BT CT/SD **Rms** 8 **Bdrms** 4+0 **Built** 1916 **Water Supply** Municipality
Bldg. Size 7.37 X 12.12 m **Tot. Assessm. (2024)** \$1,041,200 **Sewage Sys.** Municipality
Liv. Area 194.35 sqm **Mun. Taxes (2024)** \$9,992 **Parkg (total)** Driveway (1), Garage (1)
Lot Size 9.04 X 36.58 m **School Taxes (2024)** \$842 **Property/Unit** Private yard, Electric garage door opener,
Lot Area 334.26 sqm **Amenity** Wall-mounted heat pump

Centris No. 16472494 (SO)
SD (yes) **BD** (no)
Listed 2024-09-04
Expired 2025-06-04
Info Selling Broker yes
Sold 2024-09-23 19 Days

Compensation sharing

Sale 2%

Rental

Sell. Brokerage Firm GROUPE SUTTON - CENTRE OUEST INC.

Listing Brokerage Firm ENGEL & VÖLKERS MONTRÉAL 514-507-7888

Listing Broker(s) Rochelle Cantor 514-400-7653



\$1,250,000

25 Av. Rennie, Montréal-Ouest, H4X 1J7 (Av. Easton)

Cadastré 1291196
Owner(s) Marcelo Juan Corneli, Shun Ling Yang
Original Price \$1,385,000 **Last Price** \$1,295,000 (2024-10-05)

PT/BT CT/DET **Rms** 13 **Bdrms** 3+1 **Built** 1951 **Water Supply** Municipality
Bldg. Size **Tot. Assessm. (2021)** \$1,058,200 **Sewage Sys.** Municipality
Liv. Area 157.94 sqm **Mun. Taxes (2024)** \$9,434 **Parkg (total)** Driveway (2)
Lot Size **School Taxes (2024)** \$839 **Property/Unit**
Lot Area 534.01 sqm **Amenity**

Centris No. 20028596 (SO)
SD (yes) **BD** (yes)
Listed 2024-09-01
Expired 2024-12-09
Info Selling Broker yes
Sold 2024-11-04 64 Days

Compensation sharing

Sale 2%

Rental

Sell. Brokerage Firm GROUPE SUTTON SUR L'ÎLE INC.

Listing Brokerage Firm RE/MAX ACTION 514-933-6781

Listing Broker(s) Joelle Bitar 514-239-1414



Remarks

Charming home on a spacious lot with endless potential ! This cozy 4 (3+1) bedroom, home office, 2 1/2 bathrooms and finish basement, detached house sits on a generously sized lot of 5700 sqft in a desirable area of Motreal Ouest, offering endless possibilities for expansion or outdoor living . With 1700 sqft living area, backyard with deck, gazebo and spa. Outdoor parking for 2 cars. This property is perfect for those looking for a manageable living space with the opportunity to future expansion!

Inclusions

Exclusions



\$1,319,000
8 Av. Fenwick, Montréal-Ouest, H4X 1P4
Cadastre 1291094
Owner(s) Andrew Shapiro, Rachel Applebaum
Original Price \$1,395,000 **Last Price** \$1,395,000
PT/BT CT/SD **Rms** 15 **Bdrms** 4+1 **Built** 1924 **Water Supply** Municipality
Bldg. Size 15.24 X 16.56 r **Tot. Assessm. (2021)** \$1,146,700 **Sewage Sys.** Municipality
Liv. Area **Mun. Taxes (2024)** \$11,005 **Parkg (total)** Driveway (2), Garage (1)
Lot Size **School Taxes (2024)** \$883 **Property/Unit** Wall-mounted air conditioning, Electric
Lot Area 256.7 sqm **Amenity** garage door opener

Centris No. 25291845 (SO)
SD (yes) **BD** (no)
Listed 2024-10-01
Expired 2025-03-31
Info Selling Broker yes
Sold 2024-10-08 7 Days

Compensation sharing
Sale 2%
Rental

Sell. Brokerage Firm GROUPE SUTTON - PERFORMER INC.
Listing Brokerage Firm
 PROFUSION IMMOBILIER INC. 514-935-3337 **Listing Broker(s)**
 PROFUSION IMMOBILIER INC. 514-935-3337 Lindsey Mendell 514-578-6293
 Tina Baer 514-603-9870



Remarks
 Situated in the most charming borough of Montreal-West, this property features 3+1 bedrooms and 3 full bathrooms. Set on a corner lot with beautiful landscaping this beautifully renovated multi-level home from the 1920s has undergone extensive upgrades over the years and showcases remarkable curb appeal.

Inclusions
 Refrigerator (Thermador), freezer (Thermador), induction stovetop (Wolf), oven (Bosch), microwave oven (Bosch), double drawer dishwasher (fisher & paykel), wine fridge (Wine Cell'r), washer and dryer (LG), ductless heat pumps in master bedroom, living room and playroom, air conditioner in attic, light fixture in vestibule, all window coverings

Exclusions
 Light fixture in atrium, chest freezer in basement



\$1,335,000
137 Av. Ballantyne S., Montréal-Ouest, H4X 2B4 (Carnivon)
Cadastre 1292094
Owner(s) Michelle Archambault, Benoit Durand
Original Price \$1,335,000 **Last Price** \$1,335,000
PT/BT CT/DET **Rms** 11 **Bdrms** 3+1 **Built** 1893 **Water Supply** Municipality
Bldg. Size 11.73 X 8.08 m **Tot. Assessm. (2023)** \$1,213,800 **Sewage Sys.** Municipality
Liv. Area **Mun. Taxes (2023)** \$11,649 **Parkg (total)** Driveway (2)
Lot Size 15.24 X 33.53 r **School Taxes (2023)** \$932 **Property/Unit** Wall-mounted air conditioning, Outdoor
Lot Area 511 sqm **Amenity** storage space, Alarm system, Central heat pump

Centris No. 19603639 (SO)
SD (yes) **BD** (no)
Listed 2024-03-09
Expired 2024-09-09
Info Selling Broker yes
Sold 2024-03-26 17 Days

Compensation sharing
Sale 2%
Rental

Sell. Brokerage Firm RE/MAX D'ICI
Listing Brokerage Firm
 ROYAL LEPAGE HERITAGE 514-934-1818 **Listing Broker(s)**
 Ellie Silver 514-825-5557



Remarks
 This charming, detached home built in 1893, will captivate your senses with its great curb appeal and lovely landscaped perennial gardens, nestled on a 5500 sq.ft.lot! Situated on one of Montreal West's more desirable streets, it boasts 3 +1 bedrooms, 2+1 bathrooms, attic space, finished basement, stunning renovated kitchen, original woodwork and those little extra touches that exude such charm ! Lovingly maintained and restored by present owners of 27 years, while preserving its original architectural details. Walking distance to all your needs. schools, parks, shopping, train, public transport, etc. Enjoy the community life of Montreal West!

Inclusions
 Miele induction stove top, Miele convection oven, Sharp built-in microwave oven, Jen-Air refrigerator, Miele built-in dishwasher, Whirlpool refrigerator in basement, all light fixtures where installed (except excluded one) all window coverings.

Exclusions
 Primary bedroom light fixture, light fixture in the entrance, washer and dryer



\$1,400,000
147 Av. Strathearn N., Montréal-Ouest, H4X 1X8 (Nelson)
Cadastre 1291249
Owner(s) Karine Lepage, Maxime Lavoie
Original Price \$1,450,000 **Last Price** \$1,450,000
PT/BT CT/DET **Rms** 9 **Bdrms** 4+0 **Built** 1920 **Water Supply** Municipality
Bldg. Size 8.23 X 8.23 m ii **Tot. Assessm. (2021)** \$1,052,600 **Sewage Sys.** Municipality
Liv. Area **Mun. Taxes (2024)** \$10,101 **Parkg (total)** Driveway (3), Garage (1)
Lot Size 15.24 X 27.43 r **School Taxes (2024)** \$855 **Property/Unit** Private yard, Wall-mounted heat pump
Lot Area 417.97 sqm **Amenity**

Centris No. 14307592 (SO)
SD (yes) **BD** (no)
Listed 2024-11-27
Expired 2025-07-01
Info Selling Broker yes
Sold 2024-12-15 18 Days

Compensation sharing

Sale 2%
Rental

Sell. Brokerage Firm RE/MAX ACTION

Listing Brokerage Firm

M IMMOBILIER 514-545-2545
 LES IMMEUBLES CHARISMA INC. 514-360-3000

Listing Broker(s)

Tara Schulz 514-825-4905
 Roland Schulz 514-771-0191



Remarks

This charming Arts & Crafts home, built in 1920 by Alfred Payne, blends classic character with modern upgrades. The exterior has been updated with a new roof, windows, stucco, and landscaping. Inside, the redesigned main floor by Quebec designer Daniel Corbin includes high-end Thermador and Gaggenau built-in appliances, enhancing both style and functionality. The home has been re-insulated for energy efficiency. With spacious living areas, a large yard, and a garage, it's perfect for family life. Enjoy cozy evenings by the fireplace. Architectural plans for an extension and pool (approved by the city) are available.

Inclusions

The blinds (all custom-made). Curtains and rods. Heat pumps. In the kitchen: dishwasher, fridge, Thermador freezer, and Gaggenau wine cellar. Built-in outdoor BBQ.

Exclusions

Thermador stove, microwave, kitchen light fixture (will be replaced). Washer/dryer. Basement freezer and fridge. Curtains on the 3rd floor. Outdoor red Kamado Joe. TV in the living room. Patio furniture.



\$1,445,000
55 Curzon Street, Montréal-Ouest, H4X 1H7
Cadastre 1290756
Owner(s) Carlos Eduardo Lacouture, Christine Homsy
Original Price \$1,495,000 **Last Price** \$1,495,000
PT/BT CT/SD **Rms** 11 **Bdrms** 5+0 **Built** 1923 **Water Supply** Municipality, With water meter
Bldg. Size 6.4 X 14.33 m ii **Tot. Assessm. (2024)** \$1,088,500 **Sewage Sys.** Municipality
Liv. Area 226.87 sqm **Mun. Taxes (2024)** \$10,446 **Parkg (total)** Driveway (1)
Lot Size 8.53 X 23.77 m **School Taxes (2023)** \$848 **Property/Unit** Central vacuum cleaner system
Lot Area 203.27 sqm **Amenity** installation, Outdoor storage space, Central heat pump

Centris No. 18482978 (SO)
SD (yes) **BD** (no)
Listed 2024-04-09
Expired 2024-07-31
Info Selling Broker yes
Sold 2024-05-07 28 Days

Compensation sharing

Sale 2%
Rental

Sell. Brokerage Firm SOTHEBY'S INTERNATIONAL REALTY QUEBEC LK

Listing Brokerage Firm

PROFUSION IMMOBILIER INC. 514-935-3337
 LES IMMEUBLES IMAGINE INC. 514-862-4088

Listing Broker(s)

Andrew Blundell 514-772-0008
 Catherine Gardner 514-793-5608



Remarks

Modern design meets classic architecture in this stunning 5 bedroom family home renovated with style and quality finishes. Boasting an open concept kitchen-dining-den with sliding glass wall, large primary bedroom with walk-in, second floor playroom with floor to ceiling windows and bright basement family room. Excellent location, near parks, the new Sports and Recreation Center and the shops on Westminster.

Inclusions

Large kitchen appliances, light fixtures except for those excluded. Curtains and rods in living room, principal bedroom, bedrooms 2nd floor, and attic except for those excluded.

Exclusions

Microwave, fridge in basement, washer and dryer. Light fixture above kitchen island. Curtains and rods in principal bedroom dressing room and attic office. Outdoor backyard patio lights.



\$1,605,000
123 Av. Wolseley N., Montréal-Ouest, H4X 1V8
 Cadastre 12912347
 Owner(s) Agnés Menevis Caihol, Lionel Caihol
 Original Price \$1,749,000 Last Price \$1,695,000 (2024-04-03)
 PT/BT CT/DET Rms 18 Bdrms 5+0 Built 1927 Water Supply Municipality
 Bldg. Size 11.1 X 12.8 m Tot. Assessm. (2021) \$1,566,900 Sewage Sys. Municipality
 Liv. Area 298.5 sqm Mun. Taxes (2023) \$15,038 Parkg (total) Driveway (3)
 Lot Size 15.2 X 27.4 m School Taxes (2023) \$1,154 Property/Unit Amenity Sauna, Alarm system, Wall-mounted heat pump
 Lot Area 418.1 sqm

Centris No. 17978274 (SO)
 SD (yes) BD (no)
 Listed 2024-01-26
 Expired 2025-01-31
 Info Selling Broker yes
 Sold 2024-05-06 101 Days

Compensation sharing

Sale 2%
 Rental

Sell. Brokerage Firm THE AGENCY MONTRÉAL

Listing Brokerage Firm
 M IMMOBILIER 514-545-2545
 ROYAL LEPAGE HERITAGE 514-934-1818

Listing Broker(s)
 Fabrice Voltzenlogel
 Julien Beaumier

514-806-3101
 438-833-6485



Remarks

One of the most beautiful houses in Montreal, recognized in 2008 as the favorite house of Montrealers. A real family home with 5 bedrooms (2 more bedrooms possible), 3 bathrooms including one all in wood worthy of the Orient Express, an office, 2 family rooms,... An extraordinary exterior with a swimming pool in L, a large terrace..... The perfect house close to services and transport. We are waiting for you for the visit.

Inclusions

Tous les électros de la cuisine, les lustres, rideaux et persiennes.

Exclusions



\$1,790,000
132 Av. Brock N., Montréal-Ouest, H4X 2G2 (Nelson Street)
 Cadastre 1291874
 Owner(s) Catherine Beaubien, Pascal Blais
 Original Price \$1,795,000 Last Price \$1,795,000
 PT/BT CT/DET Rms 17 Bdrms 5+0 Built 1923 Water Supply Municipality
 Bldg. Size 13.54 X 9.16 m Tot. Assessm. (2023) \$1,460,000 Sewage Sys. Municipality
 Liv. Area 271.4 sqm Mun. Taxes (2024) \$14,011 Parkg (total) Driveway (2), Garage (1)
 Lot Size 15.24 X 26.82 r School Taxes (2023) \$1,102 Property/Unit Amenity Central air conditioning, Central heat pump, Wall-mounted heat pump
 Lot Area 408.8 sqm

Centris No. 10180588 (SO)
 SD (yes) BD (no)
 Listed 2024-03-08
 Expired 2024-09-15
 Info Selling Broker yes
 Sold 2024-03-25 17 Days

Compensation sharing

Sale 2%
 Rental

Sell. Brokerage Firm PROFUSION IMMOBILIER INC.

Listing Brokerage Firm
 PROFUSION IMMOBILIER INC. 514-935-3337

Listing Broker(s)
 Christina Miller

514-934-2480



Remarks

This impressive family home with over 2900 sf of living space has been painstakingly renovated with meticulous care & respect to its original heritage. Its curb appeal is so attractive that it was featured in Disney's The Naughty Nine movie. It offers 5 bedrooms, a new designer kitchen & a cozy finished basement. Its architectural features include a sweeping entrance foyer, high ceilings, exceptional woodwork & mostly new windows. A detached garage & a private urban garden complete the package. In a family-oriented neighbourhood which offers the quietness of the suburbs within close proximity to the downtown core!

Inclusions

Stove, hood, oven, dishwasher, all permanent light fixtures except where excluded, blinds and rods except where excluded, hot water tank, water filtration system.

Exclusions

All seller's personal effects, furniture, furnishings, artwork, integrated audio-visual items, Tesla Charger, dining room light fixture, curtains and rods in living room, office, dining room and primary bedroom. Washer, dryer, sconces in hall.