



Residential and Commercial Real Estate Broker

BLVD IMMOBILIER
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Centris No. 20963573 (Active)



\$1,995,000

266 Av. Kenaston
Mont-Royal
H3J 0A2
Region Montréal
Neighbourhood
Near Graham Blvd.
Body of Water

Property Type	Two or more storey	Year Built	1952
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	37 X 33 ft	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area	1,221 sqft	Cert. of Loc.	Yes (2025)
Lot Size	106 X 50 ft	File Number	
Lot Area	5,319 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	1680608	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2025	Municipal	\$11,874 (2026)	Common Exp.	
Lot	\$1,013,100	School	\$1,810 (2026)	Electricity	
Building	\$1,212,400	Infrastructure		Oil	
		Water	\$255 (2025)	Gas	
Total	\$2,225,500 (89.64%)	Total	\$13,939	Total	

Room(s) and Additional Space(s)					
No. of Rooms	12	No. of Bedrooms (above ground + basement)	4+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	19 X 13.11 ft	Wood	Fireplace-Stove.	
GF	Dining room	15.8 X 13.11 ft	Wood		
GF	Kitchen	17.5 X 12.1 ft	Ceramic		
GF	Powder room	5.6 X 4.4 ft	Ceramic		
GF	Family room	19.10 X 9.5 ft	Wood		
2	Primary bedroom	15.6 X 13.11 ft	Wood		
2	Bathroom	7.2 X 5 ft	Carpet	En Suite	
2	Bedroom	14.2 X 13.11 ft	Wood		
2	Bedroom	13.4 X 9.11 ft	Wood		
2	Bedroom	10.4 X 9.6 ft	Wood		
2	Bathroom	8.1 X 7.5 ft irr	Ceramic		

2	Storage	7.8 X 3.11 ft	Wood
BA1	Playroom	24.2 X 22.8 ft	Carpet
BA1	Laundry room	15 X 6.9 ft	Concrete
BA1	Storage	19 X 12.7 ft	Concrete

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (2), Garage (1)
Siding	Brick	Driveway	Asphalt
Windows	Wood	Garage	Built-in, Single width
Window Type	Casement	Carport	
Energy/Heating	Electricity	Lot	
Heating System	Forced air	Topography	Flat
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)		View	
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, Daycare centre, Elementary school, High school, Highway, Park, Public transportation, Réseau Express Métropolitain (REM)
Kitchen Cabinets	Wood	Building's Distinctive Features	
Property/Unit Amenity		Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

Stove, Fridges (2) second one in basement, Dishwasher, Washer, Dryer, Curtains and blinds- where installed , Garage Opener , BBQ

Exclusions

Remarks

Nestled on a quiet street in the most coveted area of TMR, this beautifully maintained classic two-story home has been cherished by the same family for 45 years. A rare opportunity to acquire a well-maintained house in a prime location --close to top schools, parks, the REM, local services, cafés and the new Royalmount shopping and entertainment complex. The perfect blend of suburban tranquility and urban accessibility. Warm, welcoming ,and filled with natural light, the home offers a thoughtful layout ideal for both family living and entertaining, with hardwood floors, timeless character, 2.5 bathrooms, and 4 bedrooms, possibility of a 5th.

Addendum

GROUND FLOOR

- * Welcoming entrance hall
- * Bright living room
- * Dining room leading out to backyard patio
- * Eat-in kitchen with custom cabinetry
- * Powder room

SECOND FLOOR

- * Spacious primary bedroom with ensuite bathroom and 3 additional bedrooms
- * Separate den with built-in cabinetry -- easily convertible to a 5th bedroom
- * Full bathroom with tub

BASEMENT

- * Large family room with a custom bar
- * Space for a home office
- * Laundry room
- * Furnace room with plenty of storage

EXTERIOR

- * Attached single-width built-in garage
- * Driveway suitable for 3 cars
- * Private, fenced backyard surrounded by mature hedges
- * Irrigated landscaping
- * Spacious patio, ideal for outdoor dining and entertaining

LOCATION

- * Situated in the premium south-western sector of TMR
- * Close to top schools, parks, green spaces, TMR Arena, and the town library.
- * Nearby local services, grocery stores, cafés, boutiques, and the new Royalmount complex
- * The REM, public transportation, major roadways, and downtown Montreal are all within easy reach, making this a strategic and family-friendly location.

Don't miss this rare opportunity to create your ideal living space in a prime TMR location .

Sale with exclusion(s) of legal warranty : >>> This sale is made without any legal warranty of quality, as is, where is at the buyer's risk. >>> The fireplace and chimney are sold without any warranty with respect to their compliance with applicable regulations and insurance company requirements.

Seller's Declaration

Yes SD-71276

Source

BLVD IMMOBILIER, 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.