



Residential and Commercial Real Estate Broker

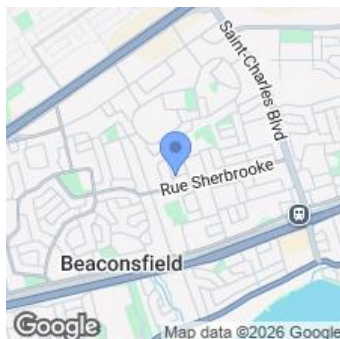
BLVD IMMOBILIER
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Centris No. 15040725 (Active)

[See all pictures](#)



\$889,000

217 Elmira Street
Beaconsfield
H9W 1L6
Region Montréal
Neighbourhood Forest Gardens (Central North)
Near
Body of Water

Property Type	Bungalow	Year Built	1963
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	61 X 30 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area	1,830 sqft	Cert. of Loc.	Yes (2025)
Lot Size	100 X 77 ft	File Number	
Lot Area	7,704 sqft	Occupancy	2026-06-30
Cadastre	2424200	Deed of Sale Signature	2026-06-30
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2026	Municipal	\$4,710 (2026)	Common Exp.	
Lot	\$346,800	School	\$595 (2025)	Electricity	
Building	\$384,100	Infrastructure		Oil	
		Water	\$411 (2025)	Gas	
Total	\$730,900 (121.63%)	Total	\$5,716	Total	

Room(s) and Additional Space(s)					
No. of Rooms	12	No. of Bedrooms (above ground + basement)	3+2	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	15.11 X 14.6 ft	Wood	Fireplace-Stove.	
GF	Dining room	11.10 X 9.7 ft	Wood		
GF	Kitchen	18.7 X 8.11 ft	Ceramic		
GF	Primary bedroom	14.1 X 12.1 ft	Wood		
GF	Bedroom	14.1 X 8.1 ft	Wood		
GF	Bedroom	14.1 X 12.1 ft	Wood		
GF	Bathroom	12.8 X 4.11 ft	Ceramic		
BA1	Family room	18.2 X 17.2 ft	Flexible floor coverings		
BA1	Bedroom	13.11 X 11.10 ft	Flexible floor coverings		
BA1	Bedroom	13.7 X 11.9 ft	Flexible floor coverings		
BA1	Bathroom	10.2 X 4.9 ft	Ceramic		
BA1	Laundry room	11.9 X 8 ft	Flexible floor coverings		
Additional Space			Size		

Balcony	13.5 X 9.9 ft
Patio	13.9 X 12.8 ft

Features		
Sewage System	Municipality	Rented Equip. (monthly)
Water Supply	Municipality	Renovations
Foundation	Poured concrete	Pool
Roofing		Above-ground, Heated
Siding		Parkg (total)
Windows		Driveway (4), Garage (2)
		Driveway
		Asphalt
		Garage
		Built-in, Double width or more, Heated
Window Type		Carport
Energy/Heating		Lot
Heating System		Topography
Basement	6 feet and more, Finished basement	Flat
		Distinctive Features
Bathroom		Water (access)
Washer/Dryer (installation)		View
Fireplace-Stove	Wood stove	Proximity
		Commuter train, Daycare centre, Elementary school, High school, Highway, Hospital, Park, Public transportation, Réseau Express Métropolitain (REM)
Kitchen Cabinets		Building's Distinctive Features
Property/Unit Amenity		Energy efficiency
Restrictions/Permissions		Mobility impaired accessible
Pets		

Inclusions
 Stove, Fridge (Ice maker not working), Dishwasher, Both Cabanas, Garage Door Opener, Pool, Pool Accessories, Blinds where installed

Exclusions
 Washer, Dryer, Entrance light, Livingroom light, Livingroom curtain and rods.

Remarks
 Beautiful Turnkey 5-Bedroom Split-Level in Prime Location Welcome to this beautifully maintained and renovated 3+2 bedroom split-level home, ideally situated on a corner lot in a quiet, desirable neighborhood. Offering the perfect blend of comfort, brightness, and convenience, this turnkey property is move-in ready and ideal for today's family lifestyle.

Addendum
 The home features bright, open-concept living spaces filled with natural light. The spacious living room flows into the dining area and kitchen, creating an inviting atmosphere perfect for both everyday living and entertaining.
 Upstairs, you'll find three comfortable bedrooms and a full family bathroom. The finished basement provides exceptional additional living space, including two generously sized bedrooms, a second full bathroom, and a large family room . A dedicated laundry room and separate storage area add practicality and convenience.
 Additional highlights include a double garage, numerous updates throughout , and a pool perfect for summer enjoyment.
 Located in a great central area close to schools, daycares, parks, public pool facilities, the REM, and public transportation, this home offers both lifestyle and accessibility.
 An exceptional opportunity to own a bright, updated 5-bedroom home in a sought-after 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. >>> The swimming pool and its related equipment are included in the sale without any legal warranty as to quality.

Seller's Declaration

Yes SD-69696

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.