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Centris No. 11947727 (Active)



\$1,149,000

**12 Av. Rennie
 Montréal-Ouest
 H4X 1J6**

Region Montréal
Neighbourhood
Near Fenwick Ave
Body of Water

Property Type	Two or more storey	Year Built	1924
Building Type	Semi-detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	21 X 31.2 ft irr	Reposess./Judicial auth.	No
Living Area	1,630 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2011)
Lot Size	30.4 X 106 ft	File Number	
Lot Area	3,210.87 sqft	Occupancy	2025-07-16
Cadastre	1291184	Deed of Sale Signature	2025-07-09
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2025	Municipal	\$8,391 (2025)	Common Exp.	
Lot	\$358,000	School	\$652 (2025)	Electricity	
Building	\$470,700	Infrastructure		Oil	
		Water		Gas	
Total	\$828,700 (138.65%)	Total	\$9,043	Total	

Room(s) and Additional Space(s)					
No. of Rooms	7	No. of Bedrooms (above ground + basement)	4+0	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	11.6 X 15 ft	Wood	Fireplace-Stove.	
GF	Dining room	11.6 X 14 ft	Wood		
GF	Kitchen	8 X 14 ft	Wood		
GF	Dinette	10 X 6 ft	Wood		
2	Primary bedroom	17.6 X 11.6 ft	Wood		
2	Bedroom	9 X 12.6 ft	Wood		
2	Solarium/Sunroom	10 X 6 ft	Wood		
2	Bedroom	10.6 X 12.6 ft	Wood		
3	Bedroom	14 X 18.6 ft	Wood		
BA1	Playroom	18.6 X 11.6 ft irr	Laminate floor		
BA1	Laundry room	4.6 X 7 ft	Laminate floor		

Features	
Sewage System	Municipality
Rented Equip. (monthly)	Alarm system (\$22)

Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (2), Garage (1)
Siding	Brick	Driveway	Asphalt
Windows		Garage	Attached, Single width
Window Type		Carport	
Energy/Heating	Electricity	Lot	Fenced, Landscaped
Heating System	Electric baseboard units	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)	laundry room (Basement 1)	View	
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, Commuter train, Daycare centre, Elementary school, Golf, High school, Highway, Park, Public transportation, University
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Alarm system, Wall-mounted heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

Fridge, stove, dishwasher, light fixtures & ceiling fans, window coverings (except for the curtains in the back right bedroom)

Exclusions

Electric car charger, TVs and brackets, Dyson charger mount.

Remarks

Renovated 3 storey cottage on a sleepy quiet street in sought after Montreal West. This warm, inviting home seamlessly blends classic charm with modern updates featuring exposed brick, original woodwork, hardwood floors, high ceilings, and elegant crown moulding. Enjoy the fully fenced and landscaped sunny backyard with both a shed and garage for extra storage. Montreal West is renowned for its sense of community, tranquility, and convenient location just 10 min from downtown.

Addendum

The main floor offers a living room with fireplace open to the bright dining room - both with exposed brick walls. The dining room also features patio doors to the back deck and landscaped backyard. Renovated & open concept kitchen with gas stove. The extension off the kitchen is a real bonus room for either a playroom, home office or dinette.

The second floor includes three bedrooms including a well appointed primary bedroom. The second bedroom benefits from a sun-filled room thanks to the second storey of the extension. Updated full bathroom with charming clawfoot tub and exposed brick.

The developed third floor is currently being used as a bedroom. This space offers endless possibilities.

Finished basement with playroom, renovated full bathroom, laundry area and storage.

Close to many excellent schools and even just a short walk away from Royal West High School, Loyola High School and Concordia's Loyola campus. Also within walking distance is Montreal West's train station for an easy commute downtown multiple bus lines, new recreational centre and the vibrant shops, restaurants & cafés of Westminster street.

Sale with exclusion(s) of legal warranty : The property is sold without legal warranty of quality at the buyer's risk and peril.

Seller's Declaration

Yes SD-66720

Source

IMMEUBLES DEAKIN REALTY, 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.