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Centris No. 17551225 (Active)



\$1,695,000

70 Av. Wolseley N.
Montréal-Ouest
H4X 1V7

Region Montréal
Neighbourhood
Near Curzon
Body of Water

Property Type	Two or more storey
Building Type	Detached
Intergenerational	
Building Size	34.3 X 40.11 ft irr
Living Area	
Building Area	
Lot Size	50 X 90 ft
Lot Area	4,500.39 sqft
Cadastre	1291370
Zoning	Residential

Year Built	1927
Expected Delivery Date	
Seasonal	
Reposess./Judicial auth.	No
Trade possible	
Cert. of Loc.	Yes (2025)
File Number	
Occupancy	90 days PP/PR Accepted
Deed of Sale Signature	90 days PP/PR Accepted

Municipal Assessment

Year	2024
Lot	\$574,900
Building	\$753,500

Taxes (annual)

Municipal	\$12,119 (2025)
School	\$987 (2025)
Infrastructure	
Water	\$192 (2024)

Expenses/Energy (annual)

Common Exp.	
Electricity	\$3,068
Oil	
Gas	\$900

Total	\$1,328,400 (127.60%)	Total	\$13,298	Total	\$3,968
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Room(s) and Additional Space(s)

No. of Rooms	9	No. of Bedrooms (above ground + basement)	5+0	No. of Bathrooms and Powder Rooms	3+1
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Level	Room	Size	Floor Covering	Additional Information
GF	Living room	17 X 15 ft	Wood	Fireplace-Stove.
GF	Kitchen	19.8 X 10.6 ft	Wood	
GF	Dining room	22.8 X 13 ft	Wood	
GF	Office	15 X 8 ft	Carpet	Sunroom
2	Primary bedroom	12.6 X 12 ft	Wood	+ensuite
2	Bedroom	17.6 X 10.4 ft	Wood	
2	Bedroom	13 X 10.6 ft	Wood	
2	Laundry room	6 X 6.5 ft	Wood	
3	Bedroom	12.6 X 12 ft	Wood	
3	Bedroom	11.6 X 11 ft	Wood	
BA1	Playroom	30 X 18 ft	Laminate floor	
BA1	Workshop	12 X 8 ft	Concrete	

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation		Pool	
Roofing	Asphalt shingles, Sheet metal	Parkg (total)	Driveway (3)
Siding	Brick	Driveway	Double width or more, Paving stone
Windows		Garage	
Window Type		Carport	
Energy/Heating		Lot	Fenced
Heating System		Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Ensuite bathroom, Separate shower	Water (access)	
Washer/Dryer (installation)	Laundry room (2nd level)	View	
Fireplace-Stove		Proximity	Daycare centre, Elementary school, High school, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity		Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

All kitchen appliances, all window coverings, all light fixtures

Exclusions

Washer & Dryer, tesla charger, TV and mounts, exterior wifi camera.

Remarks

Located in the heart of desirable Montreal West, this beautifully renovated century home blends timeless charm with modern comfort. Featuring 5 bedrooms and 3.5 baths, the home has been tastefully updated with quality finishes throughout.

Addendum

The spacious main floor has been remodelled and extended to create a large gourmet kitchen with island, open to the dining area - perfect for family life and entertaining. Patio doors lead to a private west-facing garden and patio. A cozy living room with gas fireplace and adjacent sunroom add to the charm. Upstairs, find a luxurious primary suite with walk-in closet and ensuite, two additional bedrooms, a stylish family bath, and practical second-floor laundry. The third floor offers two more bedrooms, ideal for teens, guests, or home offices. Fully finished basement with playroom, bathroom, and workshop.

Attention to detail in both cosmetics and mechanics, the home features bi-energy forced air heating and cooling, vintage trim and millwork, hardwood floors, and custom light fixtures and window treatments.

Steps to schools, shops, parks, and minutes from downtown--this is the best of classic character and modern living.

Sale with exclusion(s) of legal warranty : This sale is made without any legal warranty of quality, at the buyer's own risk.

Seller's Declaration

Yes SD-80541

In compliance with environmental protection laws, The deeds are in the seller's possession since 2012

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.