



Alexa Landreville, Residential and Commercial Real Estate Broker
IMMEUBLES DEAKIN REALTY
Real Estate Agency
332, Lakeshore
Pointe-Claire (QC) H9S 4L7
<http://www.deakinrealty.ca>

514-451-3246 / 514-695-2575

alexa@deakinrealty.ca



Centris No. 21696523 (Active)

[See all pictures](#)



\$779,000

56 Av. Hillside

Pointe-Claire

H9S 5E3

Region Montréal

Neighbourhood South East

Near Lakeview

Body of Water

Property Type	One-and-a-half-storey
Building Type	Detached
Intergenerational	
Building Size	30.5 X 25 ft
Living Area	
Building Area	
Lot Size	50 X 114.10 ft irr
Lot Area	5 803.9 sqft
Cadastre	4252705
Zoning	Residential

Year Built	1953
Expected Delivery Date	
Seasonal	
Reposess./Judicial auth.	No
Trade possible	
Cert. of Loc.	Yes (2021)
File Number	
Occupancy	2026-06-27
Deed of Sale Signature	2026-06-15

Municipal Assessment

Year	2026
Lot	\$404,400
Building	\$178,800

Taxes (annual)

Municipal	\$3,578 (2026)
School	\$421 (2026)
Infrastructure	
Water	

Expenses/Energy (annual)

Common Exp.	
Electricity	\$2,631
Oil	
Gas	

Total	\$583,200 (133.57%)	Total	\$3,999	Total	\$2,631
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Room(s) and Additional Space(s)

No. of Rooms	6	No. of Bedrooms (above ground + basement)	2+1	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	11.6 X 13 ft	Wood	Fireplace-Stove.	
GF	Dining room	11.6 X 10 ft	Wood		
GF	Kitchen	13 X 11.6 ft	Tiles		
GF	Family room	10.6 X 11.6 ft	Wood		
2	Primary bedroom	11.6 X 13 ft	Wood		
2	Bedroom	11 X 13 ft	Wood		
BA1	Playroom	11.6 X 23 ft	Laminate floor	Fireplace-Stove.	
BA1	Bedroom	11 X 15 ft	Laminate floor		
BA1	Laundry room	11 X 8 ft	Concrete		

Features

Sewage System	Municipality	Rented Equip. (monthly)
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Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (4)
Siding	Aluminum, Brick	Driveway	Double width or more, Paving stone
Windows		Garage	
Window Type	Casement	Carport	
Energy/Heating	Electricity	Lot	
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 stove	Proximity	Bicycle path, Commuter train, Daycare centre, Elementary school, High school, Highway, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Wall-mounted heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

dishwasher, washer & dryer, light fixtures, window coverings

Exclusions

fridge & stove

Remarks

Tastefully renovated Cape Cod home sitting on a hill with a beautiful west facing backyard . Located in the desirable neighbourhood of Pointe-Claire south. Ideally located close to parks, Lake St-Louis and schools. Easy access to highway 20, Pointe-Claire train station, bus routes and all amenities.

Addendum

Enter to bright living room with large bay window and stone fireplace, open to dining room.

Gorgeous recently renovated kitchen overlooking the garden. The kitchen opens to the dining area with patio doors to updated back deck, ideal for entertaining.

Bonus main floor office/family room/bedroom.

Practical separate side entrance with renovated powder room.

Bright stairway with skylight to the second floor with two generous sized bedrooms and a renovated full bathroom.

Finished basement with cozy family room, laundry room and bedroom with three windows.

The backyard features a deck with a new retractable awning, spacious yard and gardens. Double width unistone driveway with space for 4 cars.

List of improvements:

Kitchen & powder room renovations (2024)

Full bathroom renovation (2022)

Addition of two wall mount heat pumps (2021)

Uni-stone driveway & walkway (2022)

Back deck improved - painted, new privacy wall & awning (2022)

New flooring in basement (2021)

Entire home painted (2021)

Sale with exclusion(s) of legal warranty : The stove(s), fireplace(s) and chimney(s) are sold without any warranty with respect to their compliances with applicable regulations and insurance company requirements.

Seller's Declaration

Yes SD-88967

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.