



Desiree Ofter, Residential Real Estate Broker
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Centris No. 26376168 (Active)

[See all pictures](#)



\$699,000

134 Av. Broadview

Pointe-Claire

H9R 3Z4

Region Montréal

Neighbourhood Central East

Near Saint-Louis

Body of Water

Property Type	Two or more storey	Year Built	1949
Building Type	Semi-detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	34.11 X 24.10 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2014)
Lot Size		File Number	
Lot Area	12,842.42 sqft	Occupancy	2026-06-06
Cadastre	4251317	Deed of Sale Signature	2026-05-20
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2026	Municipal	\$3,904 (2026)	Common Exp.	
Lot	\$411,600	School	\$458 (2025)	Electricity	
Building	\$225,100	Infrastructure		Oil	
		Water		Gas	
Total	\$636,700 (109.78%)	Total	\$4,362	Total	

Room(s) and Additional Space(s)

No. of Rooms 8 **No. of Bedrooms (above ground + basement)** 3+0 **No. of Bathrooms and Powder Rooms** 1+1

Level	Room	Size	Floor Covering	Additional Information
GF	Living room	15.6 X 12.6 ft	Wood	Fireplace-Stove.
GF	Dining room	11 X 12.6 ft	Wood	
GF	Kitchen	13 X 12.6 ft	Laminate floor	
GF	Playroom	11.6 X 7.6 ft	Laminate floor	
2	Primary bedroom	14.6 X 12.6 ft	Wood	
2	Bedroom	12.6 X 11 ft	Wood	
2	Bedroom	10 X 8.6 ft	Wood	
BA1	Family room	18.6 X 15.8 ft	Laminate floor	
BA1	Bathroom	7 X 7 ft	Ceramic	

Features

Sewage System Municipality **Rented Equip. (monthly)**

Water Supply	Municipality	Renovations	
Foundation	Concrete blocks	Pool	
Roofing		Parkg (total)	Driveway (3)
Siding		Driveway	Asphalt
Windows		Garage	
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Electric baseboard units, Hot water	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)	Laundry room (Basement 1)	View	
Fireplace-Stove	Fireplace - Other: Electric	Proximity	Bicycle path, Commuter train, Daycare centre, Elementary school, Golf, High school, Highway, Hospital, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity		Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

light fixtures, curtains and rods, shades, dishwasher, washer, dryer, electric fireplace, 3 raised garden beds, 2 cement benches in garden, 2 pax units in baby's room, 2 window AC units

Exclusions

Remarks

Fantastic opportunity to enter this sought-after, family-friendly neighbourhood on an immense 12,000+ sq. ft. lot. This bright 3-bedroom home features a versatile extension off the kitchen--ideal as a playroom or office--and a finished basement with full bathroom. Sellers invested extensively in the exterior: fully fenced yard, new French drains with membrane, regrading and sod, plus a unistone walkway. Windows/doors (2015), roof (2017), electrical panel (2014). Close to schools, parks, Valois train and more.

Addendum

Welcome to an exceptional opportunity to enter this highly sought-after, family-oriented neighbourhood. Situated on an immense lot of over 12,000 sq. ft., this charming home offers space to grow both inside and out. Featuring 3 bright bedrooms and a functional layout, the home includes a versatile extension off the kitchen, perfect as a playroom, home office, or cozy family space. The finished basement adds valuable living space and includes a full bathroom. The sellers have invested significantly in the exterior: fenced yard, new French drains with membrane, regrading and new sod, plus an elegant unistone front walkway providing both peace of mind and curb appeal. Important updates include most windows and doors (2015), roof (2017), and electrical panel (2014). Ideally located near top schools including St. Thomas High School, John Rennie High School, St. John Fisher Elementary School and École primaire Saint-Louis. Just minutes from the Valois Station, Valois Park (with splash pad and pool), Bob Birnie Arena and the Pointe-Claire Aquatic Centre; everything a growing family could need is right at your doorstep. A wonderful place to start your next chapter.

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-90047

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.