

IMMEUBLES DEAKIN REALTY
 Real Estate Agency
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Centris No. 13898372 (Active)

[See all pictures](#)



\$810,000

55 Rue Harbridge
Dollard-des-Ormeaux
H9G 1B2
Region Montréal
Neighbourhood West
Near

Body of Water

Property Type	Two or more storey	Year Built	1972
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	41.11 X 31.8 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2026)
Lot Size	90 X 60 ft	File Number	
Lot Area	5,400.25 sqft	Occupancy	2026-09-01
Cadastre	1458656	Deed of Sale Signature	2026-09-01
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2026	Municipal	\$5,146 (2026)	Common Exp.	
Lot	\$338,600	School	\$529 (2025)	Electricity	\$1,764
Building	\$373,900	Infrastructure		Oil	
		Water		Gas	\$1,800
Total	\$712,500 (113.68%)	Total	\$5,675	Total	\$3,564

Room(s) and Additional Space(s)					
No. of Rooms	8	No. of Bedrooms (above ground + basement)	4+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	17.6 X 11 ft	Wood	Fireplace-Stove.	
GF	Dining room	10.6 X 11.6 ft	Wood		
GF	Kitchen	14 X 11.6 ft	Ceramic		
GF	Family room	12 X 11.6 ft	Wood		
2	Primary bedroom	15 X 12.6 ft	Parquetry		
2	Bedroom	11 X 11 ft	Parquetry		
2	Bedroom	12.6 X 9 ft	Carpet		
2	Bedroom	10.6 X 9 ft	Parquetry		

Features			
Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	

Foundation		Pool	
Roofing		Parkg (total)	Driveway (4), Garage (1)
Siding		Driveway	
Windows		Garage	Attached, Single width
Window Type		Carport	
Energy/Heating	Natural gas	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)	Bathroom (Basement 1)	View	
Fireplace-Stove	Gas fireplace	Proximity	Bicycle path, Daycare centre, Elementary school, High school, Highway, Hospital, Park, Réseau Express Métropolitain (REM)
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Alarm system, Central heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions	Refrigerator, stove, dishwasher
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Exclusions	Rented alarm system, car charger
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Remarks	Welcome to this inviting family home offering a functional and well-designed layout for everyday living. The main floor features a spacious entry, large living room with a cozy gas fireplace, convenient powder room & a comfortable family room; perfect for both relaxing and entertaining. Upstairs offers four bedrooms with ample closet space, including a large primary with walk-in closet. The renovated basement adds even more space, complete with a full bath; ideal for guests, a home office or playroom. Enjoy a new oversized deck and private backyard. Walking distance to several parks and Westminster Pool, bike paths, shops, and the REM.
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Sale with legal warranty of quality	
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Seller's Declaration	Yes SD-96873
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Source	IMMEUBLES DEAKIN REALTY, Real Estate Agency
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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.	
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