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Centris No. 10561967 **(Active)**

[See all pictures](#)





$849,000

94 Boul. Kirkland
Kirkland
H9J 1N9
Region Montréal
Neighbourhood South West
Near

Body of Water

Property Type	Two or more storey	**Year Built**	1973
Building Type	Detached	**Expected Delivery Date**	
Intergenerational		**Seasonal**	
Building Size	36 X 42 ft	**Reposess./Judicial auth.**	No
Living Area		**Trade possible**	
Building Area		**Cert. of Loc.**	Yes (2025)
Lot Size	60 X 87 ft	**File Number**	
Lot Area	5,025 sqft	**Occupancy**	2027-01-30
Cadastre	1991473	**Deed of Sale Signature**	2027-01-11
Zoning	Residential		

Municipal Assessment

Year	2026
Lot	$315,200
Building	$447,200
Total	$762,400 (111.36%)

Taxes (annual)

Municipal	$4,142 (2026)
School	$543 (2026)
Infrastructure	
Water	$118 (2026)
Total	$4,803

Expenses/Energy (annual)

Common Exp.	
Electricity	$1,248
Oil	
Gas	$2,649
Total	$3,897

Room(s) and Additional Space(s)

No. of Rooms 15 **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	17.9 X 10.11 ft	Parquetry	
GF	Dining room	9.3 X 10.11 ft	Parquetry	
GF	Kitchen	9.6 X 10.8 ft	Ceramic	
GF	Dinette	9.2 X 11.3 ft	Ceramic	
GF	Family room	11.9 X 14.1 ft	Carpet	Fireplace-Stove. wood fireplace
GF	Powder room	4.9 X 6.5 ft	Ceramic	
GF	Laundry room	5.4 X 6.5 ft	Ceramic	
2	Primary bedroom	10.7 X 15.1 ft	Parquetry	
2	Ensuite bathroom	7.10 X 5.3 ft	Ceramic	
2	Bedroom	10.7 X 9.11 ft	Parquetry	
2	Bedroom	10.4 X 13.3 ft	Parquetry	
2	Bedroom	9.2 X 10.9 ft	Parquetry	
2	Bathroom	7.10 X 5.2 ft	Ceramic	

BA1	Playroom	17.8 X 17.8 ft	Carpet
BA1	Office	12.10 X 10.7 ft	Carpet

Additional Space	Size
Garage	11.8 X 19.9 ft

Features

Sewage System	Municipality	**Rented Equip. (monthly)**	
Water Supply	Municipality	**Renovations**	
Foundation	Poured concrete	**Pool**	
Roofing	Asphalt shingles	**Parkg (total)**	Driveway (2), Garage (1)
Siding		**Driveway**	Paving stone
Windows		**Garage**	Attached, Heated, Single width
Window Type		**Carport**	
Energy/Heating	Electricity	**Lot**	
Heating System	Forced air	**Topography**	
Basement		**Distinctive Features**	
Bathroom	Ensuite bathroom	**Water (access)**	
Washer/Dryer (installation)	main level (1st level/Ground floor)	**View**	
Fireplace-Stove	Wood fireplace	**Proximity**	
Kitchen Cabinets		**Building's Distinctive Features**	
Property/Unit Amenity	Electric garage door opener, Alarm system, Central heat pump, Irrigation	**Energy efficiency**	
Restrictions/Permissions		**Mobility impaired accessible**	
Pets			

Inclusions

all window coverings, all light fixtures, dishwasher, fridge, stove, washer, dryer, all bathroom mirrors and fixtures, garage door opener with remote, extension ladder in garage, alarm system hardware, irrigation system, hot water tank, workbench and wood shelving in basement storage room

Exclusions

freezer & mini fridge in basement.

Remarks

Welcome to 94 Kirkland Blvd! Lovingly maintained by the same family for 47 years, this spacious 4- bedroom home offers an ideal layout for family living. Features include 2 full bathrooms upstairs, including an ensuite, a main-floor family room adjoining the kitchen, and a finished basement with a home office. Recently upgraded with a new electric thermal storage (ETS) furnace and heat pump. Ideally located directly across from beautiful Dance Park, steps from Heights pool, recreation and everyday amenities. Close proximity to the REM station and St-Charles Blvd. A wonderful place to call home!

Addendum

Having raised four children here, the owners have enjoyed decades of family gatherings, neighbourhood friendships and the convenience of having parks, recreation and everyday amenities within walking distance.

The main floor features a welcoming family room with patio doors leading to the backyard. A separate formal dining room provides plenty of space for hosting family celebrations and special occasions.The formal living room serves as an additional gathering space or quiet sitting room.

Upstairs, you'll find four bedrooms and two full bathrooms, including an ensuite bathroom.

The finished basement offers additional living space, including a dedicated home office, and plenty of storage space.

One of the home's most significant improvements is the recent installation of a new electric thermal storage (ETS) furnace and heat pump system, representing a substantial investment in modern heating and cooling technology. Additional recent improvements include:

New hot water tank.

New composite fence gates installed on both sides of the house.
Natural gas service remains available for potential future use, including the possibility of a gas fireplace insert.

Directly across the street is beautiful Dance Park, a peaceful green space featuring walking paths and evening lighting. It's the perfect setting for a morning stroll, or simply enjoying nature just steps from your front door.

Several other recreational facilities are nearby:

Le Tarte Park, a neighbourhood playground ideal for younger children, is just one block away.
Kirkland Park, approximately three blocks away, offers baseball, hockey, zip-line, tennis and basketball facilities.
Beaconsfield Heights Community Swimming Pool, affectionately known as Heights Pool, is a short walk away.

Heights Pool has been a beloved neighbourhood gathering place for generations, offering swimming lessons, competitive swim team, water polo, synchro, aqua fitness and activities for all ages. With family, individual and senior memberships available, it's a wonderful alternative to maintaining a private backyard pool. For the current owners, Heights Pool was an important part of their family's life. Their four children spent countless summers enjoying the pool, and three eventually became lifeguards there!

Everyday essentials are within easy reach, including pharmacies, shopping and services near the intersection of Kirkland Boulevard and Saint-Charles Boulevard. Walmart and additional retail amenities are also nearby. Not to mention the new REM light rail station.

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The fireplace and chimney are sold without any warranty with respect to their compliance with applicable regulations and insurance company requirements.

The BUYER may choose the notary, but the notary must be agreeable to the SELLER.

Sale with exclusion(s) of legal warranty : Sale without legal warranty of quality at the BUYER's risk and peril.

Seller's Declaration Yes SD-07754

Source
ROYAL LEPAGE VILLAGE, 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.



Frontage



Frontage



Exterior



Dining room



Dining room



Living room



Kitchen



Kitchen



Dinette



Dinette



Family room



Family room



Powder room



Laundry room



Staircase



Primary bedroom



Primary bedroom



Ensuite bathroom



Bedroom



Bedroom



Bedroom



Bedroom



Bedroom



Bathroom