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**Centris No.** 12894354 (Active)



**\$714,800**

**800 53e Avenue**  
**Montréal (Lachine)**  
**H8T 2Z6**

**Region** Montréal  
**Neighbourhood** West  
**Near** Sherbrooke  
**Body of Water**

**Property Type** Bungalow  
**Building Type** Detached  
**Intergenerational**  
**Building Size** 41 X 26 ft  
**Living Area**  
**Building Area** 1,210 sqft  
**Lot Size** 45 X 97 ft  
**Lot Area** 5,847 sqft

**Cadastre** 1704313

**Zoning** Residential

**Year Built** 1953  
**Expected Delivery Date**  
**Seasonal**  
**Reposess./Judicial auth.** No  
**Trade possible**  
**Cert. of Loc.** Yes (2025)  
**File Number**  
**Occupancy** 30 days PP/PR  
Accepted  
**Deed of Sale Signature** 30 days PP/PR  
Accepted

### Municipal Assessment

**Year** 2025  
**Lot** \$415,500  
**Building** \$300,200

### Taxes (annual)

**Municipal** \$4,579 (2025)  
**School** \$564 (2025)  
**Infrastructure**  
**Water**

### Expenses/Energy (annual)

**Common Exp.**  
**Electricity** \$2,560  
**Oil**  
**Gas**

**Total** \$715,700 (99.87%)

**Total**

\$5,143

**Total**

\$2,560

### Room(s) and Additional Space(s)

**No. of Rooms** 12      **No. of Bedrooms (above ground + basement)** 3+1      **No. of Bathrooms and Powder Rooms** 2+0

Level	Room	Size	Floor Covering	Additional Information
GF	Living room	15.1 X 13.9 ft	Wood	
GF	Dining room	11.11 X 10.7 ft	Wood	
GF	Kitchen	9.7 X 10.8 ft	Ceramic	
GF	Family room	10.11 X 11.1 ft	Carpet	
GF	Primary bedroom	12.11 X 10.6 ft	Wood	
GF	Bedroom	10.1 X 13.9 ft	Wood	
GF	Bedroom	8.11 X 10.2 ft	Wood	
GF	Bathroom	4.11 X 7 ft	Ceramic	
BA1	Playroom	14.10 X 24.10 ft	Linoleum	
BA1	Bedroom	16.6 X 13.6 ft	Carpet	
BA1	Bathroom	6.8 X 7.2 ft	Ceramic	
BA1	Laundry room	18.10 X 11 ft	Concrete	

<b>Additional Space</b> Garage		<b>Size</b> 23 X 19 ft	
<b>Features</b>			
<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete	<b>Pool</b>	
<b>Roofing</b>	Asphalt shingles	<b>Parkg (total)</b>	Driveway (2), Garage (1)
<b>Siding</b>		<b>Driveway</b>	Asphalt
<b>Windows</b>		<b>Garage</b>	Attached, Single width
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	
<b>Heating System</b>	Hot water	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Finished basement	<b>Distinctive Features</b>	
<b>Bathroom</b>		<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	basement (Basement 1)	<b>View</b>	
<b>Fireplace-Stove</b>		<b>Proximity</b>	Bicycle path, Commuter train, Elementary school, High school, Highway, Park, Public transportation
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Property/Unit Amenity</b>	Wall-mounted air conditioning, Electric garage door opener	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	
<b>Pets</b>			
<b>Inclusions</b>			
garage door opener with remote control, wood bed frame in front bedroom. roller blinds (left in garage) all items left in the house (other than home staging furniture and accessories)			
<b>Exclusions</b>			
all home staging furniture and accessories			
<b>Remarks</b>			
Welcome to 800 53rd Avenue -- a spacious 3+1 bdrmm, 2-bthrm bungalow with an attached garage, located in Lachine West's most coveted neighbourhood. Featuring a main-floor sun-room extension with patio doors leading to the backyard deck, this home offers great potential to open up the kitchen to the living and dining areas . The finished basement includes a large playroom, additional bedroom, second bathroom, and a breezeway with direct access to the garage. Steps from Dixie Park, Lakeside Academy, Académie Sainte-Anne, Maple Grove Elementary and école primaire Catherine-Soumillard. This location has it all!			
<b>Addendum</b>			
This home has been pre-inspected. The inspection report is available upon request.			
A new certificate of location is available . Any requirement for title insurance shall be at the BUYER's expense.			
All offers must be accompanied by an up-to-date letter of financial pre-qualification.			
The BUYER may choose the notary, but the notary must be agreeable to the SELLER. The signing must take place within a reasonable distance of the property.			
<b>Sale with exclusion(s) of legal warranty : Sale without legal warranty of quality, at buyer's risk.</b>			
<b>Seller's Declaration</b>		Yes SD-72611	
<b>Source</b>			
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



Garage



Interior



Living room



Living room



Living room



Dining room





Dining room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Family room



Family room



Family room



Interior



Primary bedroom



Primary bedroom



Primary bedroom



Bedroom



Bedroom



Bedroom