

**ROYAL LEPAGE VILLAGE**  
 Real Estate Agency  
 263-C, boul. St-Jean  
 Pointe-Claire (QC) H9R 3J1  
<https://www.royallepagevillage.com>

Office : 514-694-2121  
 Fax : 1-855-947-4757  
[villagepc@royallepage.ca](mailto:villagepc@royallepage.ca)



**Centris No.** 13858989 (Active)

[See all pictures](#)



**\$849,000**

**133 Av. Madsen**  
**Beaconsfield**  
**H9W 4T9**  
**Region** Montréal  
**Neighbourhood** Beaurepaire (South West)  
**Near**

**Body of Water**

|                          |                |                                 |                           |
|--------------------------|----------------|---------------------------------|---------------------------|
| <b>Property Type</b>     | Bungalow       | <b>Year Built</b>               | 1955                      |
| <b>Building Type</b>     | Detached       | <b>Expected Delivery Date</b>   |                           |
| <b>Intergenerational</b> |                | <b>Seasonal</b>                 |                           |
| <b>Building Size</b>     | 36 X 46 ft irr | <b>Reposess./Judicial auth.</b> | No                        |
| <b>Living Area</b>       |                | <b>Trade possible</b>           |                           |
| <b>Building Area</b>     |                | <b>Cert. of Loc.</b>            | Yes (2015)                |
| <b>Lot Size</b>          | 82 X 110 ft    | <b>File Number</b>              |                           |
| <b>Lot Area</b>          | 9,042 sqft     | <b>Occupancy</b>                | 70 days PP/PR<br>Accepted |
| <b>Cadastre</b>          | 1417318        | <b>Deed of Sale Signature</b>   | 60 days PP/PR<br>Accepted |
| <b>Zoning</b>            | Residential    |                                 |                           |

| Municipal Assessment |                     | Taxes (annual)        |                | Expenses/Energy (annual) |         |
|----------------------|---------------------|-----------------------|----------------|--------------------------|---------|
| <b>Year</b>          | 2026                | <b>Municipal</b>      | \$4,616 (2026) | <b>Common Exp.</b>       |         |
| <b>Lot</b>           | \$399,000           | <b>School</b>         | \$543 (2026)   | <b>Electricity</b>       | \$2,785 |
| <b>Building</b>      | \$313,600           | <b>Infrastructure</b> |                | <b>Oil</b>               |         |
|                      |                     | <b>Water</b>          |                | <b>Gas</b>               |         |
| <b>Total</b>         | \$712,600 (119.14%) | <b>Total</b>          | \$5,159        | <b>Total</b>             | \$2,785 |

| Room(s) and Additional Space(s) |                 |                                                  |                       |                                              |
|---------------------------------|-----------------|--------------------------------------------------|-----------------------|----------------------------------------------|
| <b>No. of Rooms</b>             | 10              | <b>No. of Bedrooms (above ground + basement)</b> | 3+0                   | <b>No. of Bathrooms and Powder Rooms</b> 2+0 |
| <b>Level</b>                    | <b>Room</b>     | <b>Size</b>                                      | <b>Floor Covering</b> | <b>Additional Information</b>                |
| GF                              | Living room     | 11.2 X 17.5 ft                                   | Wood                  | Fireplace-Stove. wood fireplace              |
| GF                              | Dining room     | 9.1 X 15.6 ft                                    | Wood                  |                                              |
| GF                              | Kitchen         | 9.4 X 13.4 ft                                    | Ceramic               | quartz counters                              |
| GF                              | Primary bedroom | 14 X 11.11 ft                                    | Wood                  |                                              |
| GF                              | Bedroom         | 9.2 X 11.11 ft                                   | Wood                  |                                              |
| GF                              | Bedroom         | 9.11 X 10.8 ft                                   | Wood                  |                                              |
| GF                              | Bathroom        | 5 X 7.5 ft                                       | Ceramic               |                                              |
| BA1                             | Playroom        | 34.9 X 28.10 ft                                  | Linoleum              |                                              |
| BA1                             | Bathroom        | 8.4 X 11.11 ft                                   | Ceramic               | separate shower                              |
| BA1                             | Laundry room    | 9 X 5.1 ft                                       | Ceramic               |                                              |
| <b>Additional Space</b>         |                 | <b>Size</b>                                      |                       |                                              |



**Seller's Declaration**

Yes SD-01831

**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



Living room



Living room



Living room



Dining room



Dining room



Kitchen



Kitchen



Primary bedroom



Primary bedroom



Bedroom



Bedroom



Bathroom



Playroom



Playroom



Playroom



Playroom



Bathroom



Bathroom



Bathroom



Laundry room



Laundry room



Patio