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Centris No. 22146914 (Active)



\$999,000

19 Rue Canvin

Kirkland

H9H 4H9

Region Montréal

Neighbourhood South East

Near

Body of Water

Property Type	Two or more storey
Building Type	Detached
Intergenerational	
Building Size	38 X 41 ft irr
Living Area	
Building Area	
Lot Size	61 X 90 ft
Lot Area	5,490 sqft
Cadastre	1994570
Zoning	Residential

Year Built	1981
Expected Delivery Date	
Seasonal	
Reposess./Judicial auth.	No
Trade possible	
Cert. of Loc.	Yes (2011)
File Number	
Occupancy	2025-12-03
Deed of Sale Signature	2025-11-26

Municipal Assessment

Year	2025
Lot	\$344,300
Building	\$595,300

Taxes (annual)

Municipal	\$4,977 (2025)
School	\$686 (2025)
Infrastructure	
Water	

Expenses/Energy (annual)

Common Exp.	
Electricity	\$3,683
Oil	
Gas	

Total	\$939,600 (106.32%)	Total	\$5,663	Total	\$3,683
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Room(s) and Additional Space(s)

No. of Rooms	14	No. of Bedrooms (above ground + basement)	3+0	No. of Bathrooms and Powder Rooms	2+1
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Level	Room	Size	Floor Covering	Additional Information
GF	Living room	12.3 X 14.11 ft	Wood	
GF	Dining room	12.3 X 10.6 ft	Wood	
GF	Kitchen	11.9 X 14.11 ft	Ceramic	
GF	Family room	11.9 X 14.8 ft	Wood	Fireplace-Stove. wood fireplace
GF	Powder room	6.3 X 3 ft	Ceramic	
GF	Laundry room	11.9 X 5.3 ft	Ceramic	
2	Mezzanine	11.9 X 9.7 ft	Wood	
2	Primary bedroom	12.6 X 16.2 ft	Wood	walk-in
2	Bathroom	8 X 9.7 ft	Ceramic	heated floors
2	Bedroom	12.7 X 11 ft	Wood	
2	Bedroom	12.6 X 10.2 ft	Wood	
2	Bathroom	7.3 X 5 ft	Ceramic	
BA1	Playroom	11.8 X 24.11 ft	Flexible floor coverings	
BA1	Playroom	19.9 X 10.3 ft	Flexible floor coverings	

Additional Space		Size
Garage		18.9 X 19.8 ft
Features		
Sewage System	Municipality	Rented Equip. (monthly)
Water Supply	Municipality	Renovations
Foundation	Poured concrete	Pool
Roofing	Asphalt shingles	Parkg (total)
Siding		Driveway
Windows		Garage
Window Type		Carport
Energy/Heating	Electricity	Lot
Heating System	Forced air	Topography
Basement	6 feet and more, Finished basement	Distinctive Features
Bathroom	Ensuite bathroom, Separate shower	Water (access)
Washer/Dryer (installation)	Ground floor (1st level/Ground floor)	View
Fireplace-Stove	Wood fireplace	Proximity
Kitchen Cabinets		Building's Distinctive Features
Property/Unit Amenity	Central air conditioning, Central vacuum cleaner system installation, Electric garage door opener, Central heat pump, electric car charger	Energy efficiency
Restrictions/Permissions		Mobility impaired accessible
Pets		

Inclusions

Fridge, stove, dishwasher, microwave, washer, dryer, all light fixtures (except dining room), blinds, central vac and accessories, electric car charger, outdoor storage unit, gazebo, electric garage door opener and remote

Exclusions

Dining room light fixture, curtains and rods, alarm system, tv bracket in Family room, RING doorbell

Remarks

Completely renovated 3-bedroom, 2.5-bath two-storey home with double garage and finished basement. Also features an open mezzanine on the 2nd level, perfect for a home office. The bright modern kitchen features quartz counters, centre island, and plenty of storage. Luxurious ensuite has a soaker tub, glass shower, and heated floors. Enjoy summer evenings in the private backyard with pave-uni patio, gazebo, and mature cedar hedges. Move-in ready with stylish finishes throughout. Ideally located near hospital, parks, schools, and with quick highway access--perfect for families and commuters alike.

Addendum

Step into this beautifully renovated 3-bedroom, 2.5-bathroom two-storey home, designed for modern family living. From the moment you walk in, you'll appreciate the warmth of newer hardwood floors spanning both levels and the bright, open layout that makes everyday life and entertaining effortless .

At the heart of the home is a stunning kitchen with quartz counters, a spacious centre island, and abundant storage, perfect for family meals and gatherings. The adjoining family room is cozy yet elegant, featuring a slow-burning wood fireplace insert and double French doors that open to a private backyard oasis. Here you'll enjoy summer evenings under the gazebo on the paved patio, surrounded by lush cedar hedges that offer both beauty and privacy . A separate main-floor laundry room adds convenience for busy family routines.

Upstairs, the open mezzanine creates an ideal nook for a home office or study area . The primary suite is a true retreat with a walk-in closet and a spa-inspired ensuite, complete with heated floors, a soaker tub, and a glass shower. Two additional bedrooms and a full bathroom provide plenty of space for children or guests.

The fully finished basement with durable vinyl flooring offers endless possibilities ; a playroom, home gym, or media room designed to grow with your family's needs.

Practical upgrades bring peace of mind, including a new electric furnace, heat pump, and roof (all 2015), a new electrical panel, and even a car charger for your electric vehicle. The double garage, finished with sleek epoxy floors, offers both function and style.

Ideally located close to parks, schools (Kuper Academy), and the hospital, with quick access to the highway, this move-in-ready home combines comfort, elegance, and practicality, perfect for today's busy young families.

-A new Certificate of location was ordered.

-All offers must be accompanied by an up-to-date letter of financial pre-qualification or proof of funds.

-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.

Sale with legal warranty of quality

Seller's Declaration

Yes SD-80446

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



Interior



Living room



Living room



Living room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Kitchen



Family room



Laundry room



Hall



Mezzanine



Mezzanine



Primary bedroom



Primary bedroom



Primary bedroom



Ensuite bathroom



Ensuite bathroom



Bedroom



Bedroom



Bedroom