

ROYAL LEPAGE VILLAGE
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Centris No. 22609045 (Active)

[See all pictures](#)



\$499,000

**15115 Boul. Gouin O.
Montréal (L'Île-Bizard/Sainte-Geneviève)
H9H 1B4**

Region Montréal
Neighbourhood Sainte-Geneviève
Near

Body of Water

Property Type	Bungalow	Year Built	1948
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	30 X 60 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2025)
Lot Size	85 X 134 ft irr	File Number	
Lot Area	12,907 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	1844040	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2025	Municipal	\$5,179 (2025)	Common Exp.	
Lot	\$323,800	School	\$590 (2025)	Electricity	\$5,745
Building	\$209,600	Infrastructure		Oil	
		Water		Gas	
Total	\$533,400 (93.55%)	Total	\$5,769	Total	\$5,745

Room(s) and Additional Space(s)

No. of Rooms		No. of Bedrooms (above ground + basement)		No. of Bathrooms and Powder Rooms	
12		3+0		1+1	
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	33.10 X 13.11 ft	Wood	Fireplace-Stove. wood fireplace	
GF	Dining room	12.4 X 14.8 ft	Wood		
GF	Kitchen	13.2 X 14.8 ft	Wood		
GF	Bedroom	9.6 X 14.8 ft	Wood		
GF	Bedroom	10.8 X 12.10 ft	Wood		
GF	Bedroom	11.2 X 21.6 ft	Carpet	or family room	
GF	Bathroom	5.1 X 7.9 ft	Ceramic		
BA1	Playroom	21.5 X 14.8 ft	Carpet		
BA1	Playroom	18.6 X 13.4 ft	Carpet		
BA1	Bathroom	7 X 3.3 ft	Ceramic	sauna	
BA1	Powder room	7 X 4.6 ft	Ceramic		

BA1	Laundry room	13.9 X 14.5 ft	Linoleum																																																																				
Features <table> <tr> <td>Sewage System</td><td>Municipality</td><td>Rented Equip. (monthly)</td><td></td></tr> <tr> <td>Water Supply</td><td>Municipality</td><td>Renovations</td><td></td></tr> <tr> <td>Foundation</td><td>Poured concrete</td><td>Pool</td><td>Inground</td></tr> <tr> <td>Roofing</td><td>Asphalt shingles</td><td>Parkg (total)</td><td>Driveway (3)</td></tr> <tr> <td>Siding</td><td></td><td>Driveway</td><td>Asphalt, Double width or more</td></tr> <tr> <td>Windows</td><td></td><td>Garage</td><td></td></tr> <tr> <td>Window Type</td><td></td><td>Carport</td><td></td></tr> <tr> <td>Energy/Heating</td><td>Electricity</td><td>Lot</td><td></td></tr> <tr> <td>Heating System</td><td>Hot water</td><td>Topography</td><td></td></tr> <tr> <td>Basement</td><td>6 feet and more, Finished basement</td><td>Distinctive Features</td><td></td></tr> <tr> <td>Bathroom</td><td>sauna</td><td>Water (access)</td><td></td></tr> <tr> <td>Washer/Dryer (installation)</td><td>laundry room (Basement 1)</td><td>View</td><td></td></tr> <tr> <td>Fireplace-Stove</td><td>Wood fireplace</td><td>Proximity</td><td>CEGEP, Commuter train, Daycare centre, Elementary school, Highway, Park, Public transportation</td></tr> <tr> <td>Kitchen Cabinets</td><td>Wood</td><td>Building's Distinctive Features</td><td></td></tr> <tr> <td>Property/Unit Amenity</td><td></td><td>Energy efficiency</td><td></td></tr> <tr> <td>Restrictions/Permissions</td><td></td><td>Mobility impaired accessible</td><td></td></tr> <tr> <td>Pets</td><td></td><td></td><td></td></tr> </table>				Sewage System	Municipality	Rented Equip. (monthly)		Water Supply	Municipality	Renovations		Foundation	Poured concrete	Pool	Inground	Roofing	Asphalt shingles	Parkg (total)	Driveway (3)	Siding		Driveway	Asphalt, Double width or more	Windows		Garage		Window Type		Carport		Energy/Heating	Electricity	Lot		Heating System	Hot water	Topography		Basement	6 feet and more, Finished basement	Distinctive Features		Bathroom	sauna	Water (access)		Washer/Dryer (installation)	laundry room (Basement 1)	View		Fireplace-Stove	Wood fireplace	Proximity	CEGEP, Commuter train, Daycare centre, Elementary school, Highway, Park, Public transportation	Kitchen Cabinets	Wood	Building's Distinctive Features		Property/Unit Amenity		Energy efficiency		Restrictions/Permissions		Mobility impaired accessible		Pets			
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Inclusions

All contents, pool accessories, lighting fixtures, snooker table and accessories.

Exclusions

Remarks

Welcome to 15115 Gouin Ouest, on the market for the first time since 1980 and a renovator's dream! This bright, spacious 3 bedroom, 2 full bath bungalow is just waiting to be made your own. Steps from the water, this property boasts a generous 12,900 sq ft corner lot and two driveways. The main floor has 3 bedrooms and 1 full bathroom. The finished basement has another full bathroom and a separate laundry room with ample space to add a 4th bedroom and playroom. The unfinished attic is an exciting opportunity to add an entirely new floor for a private primary suite or additional bedrooms. Don't miss out on this rare opportunity!

Addendum

Nestled in the family friendly neighbourhood of Ste-Genevieve, and just a block from the scenic Rivière des Prairie, this bright, spacious bungalow at 15115 Boul. Gouin Ouest is on the market for the first time since 1980.

Sitting on a large 12,907 sq ft lot, this property is just minutes from top-rated schools, lush parks, and convenient amenities. This home is ideal for families seeking a comfort, convenience, and a home they can make their own.

On the main floor you will find a generous sized eat-in kitchen ready for your personalized touch, 3 well-sized bedrooms, a full bathroom, dinning room, and a large living room with oversized windows and a stone fireplace.

In the basement is a workshop, separate generous size laundry room, a full bathroom with sauna, a playroom, with ample space to add another bedroom.

The attic is the piece de resistance just awaiting your vision! Imagine a stunning primary suite with high vaulted ceilings to create your own private sanctuary. Or perhaps a 4th bedroom and a movie room. The possibilities are endless!

The backyard is a generous size, with a large in-ground pool, brimming of potential to be made into your backyard oasis.

Nearby schools: Gérald-Godin CEGEP, Kingsdale Academy, Terry Fox Elementary School, Pierrefonds Comprehensive High

School, Riverdale High School, Saint-Gérard, Félix-Leclerc.

Enjoy close proximity to Rivière des Prairies.

Explore the numerous shops, grocery stores, and restaurants nearby.

Proximity to Highway 40, 15 minutes from the Dorval airport, and approximately 25 minutes from downtown Montreal. Access to public transit steps from your front door.

Ste-Geneviève is known for its family-friendly atmosphere, proximity to Rivière des Prairies and a strong sense of community. This property is not in a flood zone.

This is a succession and sold without legal warranty at the buyer's risk and peril.

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

This home has been pre-inspected. The inspection report is available online.

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.

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-82758

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



Backyard



Interior



Living room



Living room



Living room



Bedroom



Living room



Dining room



Kitchen



Kitchen



Dinette



Bedroom



Bathroom



Bedroom



Bedroom



Playroom



Playroom



Playroom



Playroom



Powder room



Sauna



Sauna



Laundry room