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Centris No. 24694661 (Active)

[See all pictures](#)



\$1,350,000

260 Alice-Carrière Street
Beaconsfield
H9W 6E6
Region Montréal
Neighbourhood Sherwood (North West)
Near

Body of Water

| | | | |
|--------------------------|--------------------|---------------------------------|------------|
| Property Type | Two or more storey | Year Built | 1989 |
| Building Type | Detached | Expected Delivery Date | |
| Intergenerational | | Seasonal | |
| Building Size | 46.4 X 45.9 ft irr | Reposess./Judicial auth. | No |
| Living Area | | Trade possible | |
| Building Area | | Cert. of Loc. | Yes (2013) |
| Lot Size | 70 X 100 ft | File Number | |
| Lot Area | 7,000 sqft | Occupancy | 2026-06-19 |
| Cadastre | 1417909 | Deed of Sale Signature | 2026-06-19 |
| Zoning | Residential | | |

| Municipal Assessment | | Taxes (annual) | | Expenses/Energy (annual) | |
|-----------------------------|----------------------|-----------------------|----------------|---------------------------------|---------|
| Year | 2026 | Municipal | \$8,617 (2026) | Common Exp. | |
| Lot | \$422,700 | School | \$1,071 (2026) | Electricity | \$4,059 |
| Building | \$947,100 | Infrastructure | | Oil | |
| | | Water | | Gas | |
| Total | \$1,369,800 (98.55%) | Total | \$9,688 | Total | \$4,059 |

| Room(s) and Additional Space(s) | | | | | |
|--|-----------------|--|-----------------------|--|-----|
| No. of Rooms | 18 | No. of Bedrooms (above ground + basement) | 4+1 | No. of Bathrooms and Powder Rooms | 3+1 |
| Level | Room | Size | Floor Covering | Additional Information | |
| GF | Living room | 13.6 X 19.7 ft | Wood | | |
| GF | Dining room | 13.5 X 14.7 ft | Wood | | |
| GF | Kitchen | 13.9 X 11.3 ft | Ceramic | granite counters | |
| GF | Dinette | 14.11 X 16.2 ft | Ceramic | | |
| GF | Family room | 16.4 X 16.2 ft | Wood | Fireplace-Stove. wood fireplace | |
| GF | Laundry room | 12.11 X 7.4 ft | Ceramic | | |
| GF | Powder room | 4.4 X 6.7 ft | Ceramic | | |
| 2 | Mezzanine | 13.7 X 14.4 ft | Parquetry | | |
| 2 | Primary bedroom | 19.4 X 18.6 ft | Parquetry | | |
| 2 | ensuite | 12.3 X 14.2 ft | Ceramic | separate shower | |
| 2 | Bedroom | 13.5 X 12.11 ft | Parquetry | | |
| 2 | Bedroom | 11.2 X 16.6 ft | Parquetry | | |
| 2 | Bedroom | 13.6 X 13.11 ft | Parquetry | | |

| | | | | |
|-------------------------|-------------|-----------------|----------------|---------------------------------|
| 2 | Bathroom | 13.6 X 10.9 ft | Ceramic | |
| BA1 | Playroom | 26.11 X 23.7 ft | Carpet | Fireplace-Stove. wood fireplace |
| BA1 | Bedroom | 12.10 X 17.3 ft | Carpet | |
| BA1 | Bathroom | 8.10 X 7.7 ft | Ceramic | |
| BA1 | Wine cellar | 9.3 X 9.11 ft | Tiles | |
| Additional Space | | | Size | |
| Garage | | | 19.2 X 20.7 ft | |

Features

| | | | |
|------------------------------------|--|--|---|
| Sewage System | Municipality | Rented Equip. (monthly) | Propane tank (\$8) |
| Water Supply | Municipality | Renovations | |
| Foundation | Poured concrete | Pool | Heated, Inground |
| Roofing | Asphalt shingles | Parkg (total) | Driveway (4), Garage (2) |
| Siding | | Driveway | Double width or more, Paving stone |
| Windows | | Garage | Attached, Double width or more, Heated |
| Window Type | | Carport | |
| Energy/Heating | Electricity | Lot | |
| Heating System | Forced air | Topography | |
| Basement | 6 feet and more, Finished basement | Distinctive Features | |
| Bathroom | Ensuite bathroom, Jacuzzi bathtub, Separate shower | Water (access) | |
| Washer/Dryer (installation) | main level (1st level/Ground floor) | View | |
| Fireplace-Stove | Wood fireplace | Proximity | Bicycle path, Commuter train, Daycare centre, Elementary school, High school, Highway, Park, Réseau Express Métropolitain (REM) |
| Kitchen Cabinets | | Building's Distinctive Features | |
| Property/Unit Amenity | Central air conditioning, Central vacuum cleaner system installation, Electric garage door opener, Alarm system, Central heat pump | Energy efficiency | |
| Restrictions/Permissions | | Mobility impaired accessible | |
| Pets | | | |

Inclusions

All light fixtures, all window coverings, fridge, stove, hood vent, dishwasher, microwave, washer, dryer, electric garage door openers and remotes, pool accessories, alarm system, central vacuum and accessories, shed, pergola

Exclusions

Remarks

Bright, exceptionally spacious home in one of Beaconsfield's most prestigious neighbourhoods. Featuring 4 generous bedrooms all with ample closet space plus a large open mezzanine--ideal for a home office. The open-concept main level offers a huge kitchen with high-end gas range, a sun-filled dinette with patio doors to a private backyard with heated salt water in-ground pool, and a stunning family room with built-in cabinets, cathedral ceilings and skylights. The finished basement includes a large playroom, 3rd full bathroom, 5th bedroom and wine cellar. Walking distance to parks, commuter train, and enjoy quick highway access.

Addendum

Welcome to a home where space, light, and lifestyle come together in one of Beaconsfield's most prestigious neighbourhoods. Just steps to the commuter train, parks, community pool, top schools, Beaurepaire Village, its charming shops and restaurants, and the lake, with quick access to Highway 20, this is where everyday convenience meets an

exceptional family lifestyle.

Built in 1989 and meticulously maintained, this expansive residence offers a warm, inviting canvas ready for its next chapter. The formal living and dining rooms, both with hardwood floors, set the stage for memorable holidays and gatherings. At the back of the home, daily life unfolds in a spectacular open-concept space. A generous kitchen with a chef's gas range flows into a sun-filled dinette with patio doors to the backyard, perfect for busy mornings, weekend brunches, or homework at the kitchen table. All of this opens to a stunning family room with cathedral ceilings, skylights, built-in cabinetry, a wood-burning fireplace, and a second set of patio doors, an impressive yet welcoming space filled with natural light.

This level is completed by a separate laundry room, powder room, and direct access to the double garage, offering both functionality and ease.

A wide, open staircase leads to the second level, where parquet flooring runs throughout. The mezzanine, with its own balcony, creates the perfect setting for a home office or quiet retreat. Three oversized bedrooms offer generous closet space, while the large family bathroom features double sinks and a tub/shower combination. The primary suite is truly spacious, with a walk-in closet and a large ensuite complete with a jacuzzi tub and separate shower, your own private escape at the end of the day.

The finished basement becomes a world of its own, ideal for growing families or entertaining, with a large playroom, second wood-burning fireplace, a wet bar, and a wine cellar. The fifth bedroom and third full bathroom are perfect for guests, teens, or a nanny.

Outside, summer comes to life in your private backyard oasis. A heated saltwater in-ground pool, cabanon for storage, new composite decking, and a pergola with a built-in exterior wood-burning fire pit create the perfect setting for long, relaxed evenings with family and friends.

A home ready to be lived in, loved, and made your own.

-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 upon request.

-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-89482

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



Pool



Backyard



Interior



Living room



Living room



Dining room



Dining room



Kitchen



Kitchen



Dinette



Dinette



Family room



Family room



Powder room



Laundry room



Staircase



Mezzanine



Mezzanine



Balcony



Primary bedroom



Primary bedroom



Walk-in closet



Ensuite bathroom