

**ROYAL LEPAGE VILLAGE**  
 Real Estate Agency  
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**Centris No.** 25275325 (Active)

[See all pictures](#)



**\$575,000**

**1386 Rue McKenzie  
 Terrebonne (Terrebonne)**

**J6W 4P2**

**Region** Lanauidière

**Neighbourhood** Central

**Near**

**Body of Water**

<b>Property Type</b>	Bungalow	<b>Year Built</b>	1986
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	26 X 42 ft	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2022)
<b>Lot Size</b>	39 X 100 ft irr	<b>File Number</b>	
<b>Lot Area</b>	6,603 sqft	<b>Occupancy</b>	90 days PP/PR Accepted
<b>Cadastre</b>	2438448	<b>Deed of Sale Signature</b>	80 days PP/PR Accepted
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2026	<b>Municipal</b>	\$3,846 (2026)	<b>Common Exp.</b>	
<b>Lot</b>	\$279,400	<b>School</b>	\$359 (2026)	<b>Electricity</b>	\$3,715
<b>Building</b>	\$312,300	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$591,700 (97.18%)	<b>Total</b>	\$4,205	<b>Total</b>	\$3,715

<b>Room(s) and Additional Space(s)</b>					
No. of Rooms	9		No. of Bedrooms (above ground + basement)	2+0	
			No. of Bathrooms and Powder Rooms	2+0	
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	12.9 X 13.9 ft	Parquetry		
GF	Dining room	7.11 X 10.11 ft	Parquetry		
GF	Kitchen	8.9 X 10.11 ft	Ceramic		
GF	Veranda	8.7 X 11.8 ft	Ceramic		
GF	Primary bedroom	14.3 X 14.1 ft	Parquetry		
GF	Bedroom	15.7 X 11.2 ft	Parquetry		
GF	Bathroom	8.2 X 10.11 ft	Ceramic		
BA1	Family room	23.8 X 15.3 ft	Parquetry	Fireplace-Stove. wood stove	
BA1	Bathroom	14.3 X 8 ft	Ceramic	washer/dryer	
<b>Additional Space</b>			<b>Size</b>		
Garage			12.3 X 24 ft		

## Features

<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>	Above-ground, Heated
<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>	Built-in, Single width
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	
<b>Heating System</b>	Electric baseboard units	<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>		<b>View</b>	
<b>Fireplace-Stove</b>	Wood stove	<b>Proximity</b>	
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Property/Unit Amenity</b>		<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	
<b>Pets</b>			

## Inclusions

The workbench in the workshop, the central vacuum accessories, the light fixtures, the pool accessories

## Exclusions

All televisions and their wall mounts, the Ring camera/doorbell, the ladder mounted on the garage wall, all blinds and their rods, all appliances, dishwasher, as well as the Alexa device located in the kitchen.

## Remarks

Charming property located in a sought-after area of Terrebonne. Purchased from the original owners in 2022. You'll be welcomed by comfortable, inviting living spaces filled with natural light. Enjoy a 3-season veranda, a spacious backyard with an above-ground heated pool and deck, perfect for relaxing or entertaining family and friends throughout the summer. The property also benefits from 2 spacious driveways. Come visit and be pleasantly surprised!

## Addendum

- OPEN HOUSE SUNDAY, JUNE 14TH 2-4PM.

- Located in the heart of Terrebonne, in a sought-after family-friendly neighbourhood.
- Just minutes from Old Terrebonne and Île-des-Moulins Park.
- Easy access to bus routes 3, 4, 8, 11, 20 and 48.
- Close to several schools, including Collège Saint-Sacrement and Armand-Corbeil High School.
- Walking distance to Galeries Terrebonne.
- Near numerous shops and services: Canadian Tire, Dollarama, Jean Coutu, IGA, Metro Plus, Maxi
- Close to many sports facilities, including tennis courts, soccer, baseball and football fields, a skating rink and skatepark.

-Sale without legal warranty of quality, at the buyer's risk and peril

-The fireplace is sold without any warranty with respect to their compliance with applicable regulations and insurance company requirements.

**Sale with exclusion(s) of legal warranty : This sale is made without legal warranty of quality, at the buyer's risk and peril.**

## Seller's Declaration

Yes SD-85565

## 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



Living room



Living room



Living room



Dining room



Dining room



Dining room



Kitchen



Kitchen



Hall



Primary bedroom



Primary bedroom



Bedroom



Bedroom



Bathroom



Staircase



Family room



Family room



Bathroom



Laundry room



Solarium/Sunroom



Patio



Pool



Backyard