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Centris No. 28764884 (Active)

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\$899,000

**4280 Rue Sherbrooke
 Montréal (Lachine)
 H8T 1G7**

Region Montréal
Neighbourhood East
Near 43e Av.

Body of Water

Property Type	Two or more storey	Year Built	1947
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	26 X 39 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2025)
Lot Size	50 X 100 ft	File Number	
Lot Area	5,000 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	1551738	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2026	Municipal	\$4,515 (2026)	Common Exp.	
Lot	\$407,900	School	\$585 (2026)	Electricity	\$3,393
Building	\$321,400	Infrastructure		Oil	
		Water		Gas	
Total	\$729,300 (123.27%)	Total	\$5,100	Total	\$3,393

Room(s) and Additional Space(s)					
No. of Rooms	11	No. of Bedrooms (above ground + basement)	4+0	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	17.5 X 11.3 ft	Wood	Fireplace-Stove. wood fireplace	
GF	Dining room	12.1 X 11 ft	Wood		
GF	Kitchen	16.6 X 15.7 ft	Ceramic		
GF	Bedroom	9.1 X 15.7 ft	Wood	home office	
GF	Bathroom	4.10 X 7.8 ft	Ceramic		
GF	Laundry room	4.10 X 4.7 ft	Ceramic		
2	Bedroom	15.6 X 11.3 ft	Wood		
2	Bedroom	9.1 X 10.11 ft	Wood		
2	Bedroom	8.9 X 11.3 ft	Wood		
2	Bathroom	5.5 X 7.6 ft	Ceramic		
BA1	Playroom	24.6 X 22.5 ft	Concrete		

Additional Space Garage	Size 31 X 15.7 ft		
Features			
Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles, Elastomeric membrane	Parkg (total)	Driveway (3), Garage (1)
Siding		Driveway	
Windows		Garage	Attached, Single width
Window Type		Carpport	
Energy/Heating	Electricity	Lot	
Heating System	Hot water	Topography	
Basement	6 feet and more, Unfinished	Distinctive Features	
Bathroom		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, Hospital, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Alarm system	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions
all light fixtures, all appliances, hot water heater, garage door opener (no remote), alarm system hardware

Exclusions
home staging furniture, decor and accessories

Remarks
Charm and character meet peace of mind in this charming 1940's Lachine classic. Located directly across from Carignan Parc, this spacious home offers the perfect layout for modern life. An expansive extension features a spacious kitchen, a main floor office/bedroom, and a second full bathroom, allowing for an oversized, open-concept living and dining area. With 3 bedrooms upstairs and a bone-dry basement ready for your finishing touches, this is a rare find. Featuring a built-in garage and significant plumbing/drainage upgrades. This is a big home at a great price!

Addendum
Welcome to 4280 Sherbrooke, a residence where 1940s character meets a footprint designed for the modern family. Ideally positioned on a prominent corner lot in sought-after Lachine-West, this home enjoys an enviable view and immediate access to Carignan Parc.

While many homes of this era feel compartmentalized, this property benefited from a substantial rear extension. This transformation created a massive, open-concept living and dining room transition that is perfect for hosting. The extension also added a spacious kitchen, a full bathroom, and a versatile main-floor bedroom, perfectly suited for a quiet home office or a guest suite. Additionally, the flat roof over the extension was replaced with a new elastomeric membrane in 2024.

The second level has three well-proportioned bedrooms and a second full bathroom, providing plenty of space for a growing family. Below, the basement level includes a convenient integrated garage, offering secure parking or additional storage with direct interior access.

While the home retains its original charm, much of the heavy lifting has been addressed. The current owners have invested significantly in the property's longevity, including a complete overhaul of the French drain system and the replacement of all sanitary drains. To ensure a safe and dry environment, the basement was completely gutted, spray-foam insulated, and fully equipped with anti-return valves. It now stands as a clean, dry canvas ready for your customization, whether you envision a

kids' playroom, a home gym, or just a ton of functional storage space.

With its significant interior square footage, this property offers incredible value in today's market. It's an invitation to secure a large, structurally sound home in a vibrant community. Let's make it yours!

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

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

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-89898

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.



Exterior



Frontage



Frontage



Living room



Living room



Dining room



Dining room



Overall view



Kitchen



Kitchen



Kitchen



Office



Office



Bathroom



Laundry room



Hall



Staircase



Primary bedroom



Primary bedroom



Bedroom



Bedroom



Bathroom



Hall



Basement