

5447 Av. Earnscliffe Montréal (Côte-des-Neiges/Notre-Dame-de-Grâce) (Montréal)

Reference: 12694140



Sold

3 Bedrooms 2 Bathrooms 2 055 ft²



Eliess Khoury
(514) 566-1912 | Email



Samia Ouertani
(514) 572-1213 | Email



Syrine Khoury
(514) 562-1404 | Email

Informations non contractuelles

BARNES Québec
1472 Sherbrooke Ouest
Montréal, QC H3G 1L3



+1 514.933.3235
quebec@barnes-international.com

Bedrooms : 3

Bathrooms : 2

Rooms : 11

Property area : 2 055 ft²

Construction : 1938

Floor : 1

Located on the ground floor of a semi-detached duplex facing McDonald Park, this property combines historic charm with modern comfort. Original woodwork, hardwood floors, and abundant natural light create a warm and inviting atmosphere. It offers three bedrooms in total: two spacious bedrooms on the main level and a third in the basement, which can also serve as a family room to suit your needs. A double garage, additional space at the front for two more cars, and a large, private, and lush backyard complete this ideal home in the heart of Notre-Dame-de-Grâce.

This property offers you:

- An abundance of natural light with windows on three sides and a location facing a park- A home meticulously maintained by its owners- A huge backyard along with a very large patio- A fully finished basement with a bathroom and laundry room, perfect for a teenager or for setting up a family room- A double garage and two additional parking spaces in front of the garage

PRIME LOCATION:

Directly across from MacDonald Park (playgrounds, sports fields, green spaces)

Just steps from Bedford Elementary School, Saint-Pascal-Baylon School, several high schools, daycares, grocery stores, and cafés.

Easy access to public transit, bike paths, and main roadways.

Family-friendly, safe neighborhood, highly sought-after for its quality of life.

Work Completed by the Sellers:

Installation and certification of the wood-burning fireplace (2008)

Complete window replacement (2016)

Informations non contractuelles

BARNES Québec
1472 Sherbrooke Ouest
Montréal, QC H3G 1L3



+1 514.933.3235
quebec@barnes-international.com

Construction of the large rear deck (2012)

Replacement of the garage drain (2010)

Replacement of the sloped front roof (2016)

Replacement of the building's main roof (2022)

Replacement of the front patio shingles

Repainting of the front façade completed in 2025

The gross private area is 2,055 sq. ft., calculated from the building's dimensions, subtracting the garage's gross area to provide a more accurate estimate. A new certificate of location is being prepared, and the information will be updated upon receipt.

The assessed property value currently reflects the entire duplex; the assessed value for the individual unit will be updated shortly

The cadastre for the garage and driveway will be updated once the new certificate of location is ready

Included : Stove, refrigerator, dishwasher, washing machine, dryer, lawnmower, double temporary shelter, all the metal shelves in the garage.

Excluded : Personal belongings of sellers



Informations non contractuelles

BARNES Québec
1472 Sherbrooke Ouest
Montréal, QC H3G 1L3



+1 514.933.3235
quebec@barnes-international.com