

5664 Av. Edgemore Côte-Saint-Luc (Montréal)

Reference: 27106945



Sold

6 Bedrooms 3 Bathrooms 1 991 ft² / 4 563 ft²



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Informations non contractuelles

BARNES Québec
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Bedrooms : 6

Bathrooms : 3

Rooms : 14

Property area : 1 991 ft²

Plot size : 4 563 ft²

Construction : 1964

Rare opportunity on one of Côte Saint-Luc's most desirable streets! This impeccably maintained detached bungalow offers the ideal family layout with 4 bedrooms on the main floor plus two bedrooms in the fully finished basement. A unique separate children's wing features 3 bedrooms and a full bathroom behind a private door. Spacious lower level with large den, play area, bar section, full bathroom and exceptional storage. Beautiful curb appeal, double garage and generous living spaces throughout make this a truly special home in an unbeatable location.

Bright and thoughtfully designed, this spacious home offers an exceptional layout tailored for modern family living on one of Côte Saint-Luc's most sought-after streets. Ideally located on prestigious Edgemore Avenue, the property enjoys a prime location just steps from a neighbourhood park, offering green space, playgrounds, and a wonderful setting for families to enjoy outdoor activities. The home is also conveniently close to schools, public transportation, shopping, community centres, and all the amenities that make Côte Saint-Luc one of Montreal's most desirable residential communities. The upper level features a rare and highly sought-after four-bedroom configuration. The private primary suite offers a walk-in closet and ensuite bathroom, while the three additional bedrooms are grouped together in their own dedicated wing, creating an ideal children's quarters with easy access to a full family bathroom. The sun-filled main living areas offer excellent flow for both everyday living and entertaining, with a generous living room, formal dining area, and a large eat-in kitchen. The kitchen provides direct access to the backyard, making outdoor dining, summer barbecues, and family gatherings effortless. Large windows throughout fill the home with natural light. The lower level adds tremendous versatility with a spacious recreation room, home office, additional room, full bathroom, utility area, and abundant storage. An oversized garage further enhances the home's practicality and appeal. Combining generous living spaces, a rare family-friendly bedroom layout, abundant natural light, and a coveted location on one of Côte Saint-Luc's most established and desirable streets, this is an exceptional opportunity to create a wonderful long-term family home. Relevant Upgrades & Improvements 2025 — Sump pump installed 2023 — Electric vehicle charging station installed 2023 — new electric panel 2018 — Central heat pump installed 2018 — Main heating

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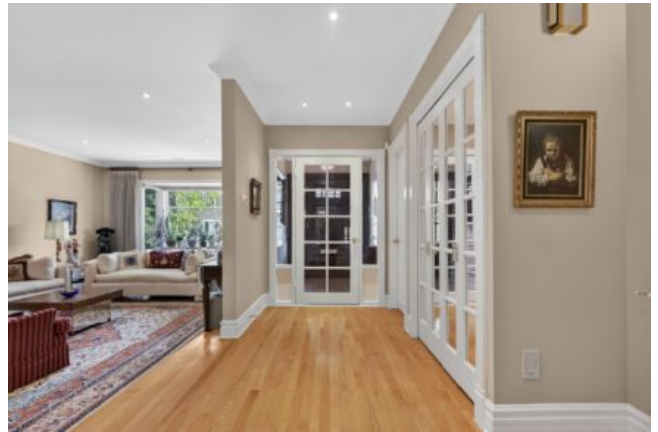


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system/furnace replaced or updated2018 – Hot water tank replacedAttic insulation redoneHeated floors installed in basement bathroomPaving stone driveway upgradedRetaining walls added/improvedFencing added/replacedNewer windows
Disclaimer: All measurements, dimensions, square footage, and floor plan details are based on third-party floor plans and are believed to be accurate but are not guaranteed. Buyers are advised to verify all measurements and information to their own satisfaction. Neither the seller nor the brokers make any representation or warranty regarding the accuracy of these measurements.

Included : Fridge, Stove, dishwasher, washer, dryer, microwave, all light fixtures except for dining room, window coverings

Excluded : Light fixture in dining room, electric car charger



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