

Centris No. 24721857 (Active)

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\$725,000

**79 Av. Hartford**  
**Pointe-Claire**  
**H9R 3C9**  
**Region** Montréal  
**Neighbourhood** Central West  
**Near** Aurora Ave  
**Body of Water**

<b>Property Type</b>	Bungalow	<b>Year Built</b>	1955
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	11.29 X 9.14 m irr	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2025)
<b>Lot Size</b>		<b>File Number</b>	
<b>Lot Area</b>	696.8 sqm	<b>Occupancy</b>	2026-06-27
<b>Cadastre</b>	2530992	<b>Deed of Sale Signature</b>	2026-06-25
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
<b>Year</b>	2024	<b>Municipal</b>	\$3,711 (2026)	<b>Common Exp.</b>	
<b>Lot</b>	\$435,500	<b>School</b>	\$464 (2025)	<b>Electricity</b>	
<b>Building</b>	\$169,400	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>	\$305 (2025)	<b>Gas</b>	
<b>Total</b>	\$604,900 (119.85%)	<b>Total</b>	\$4,480	<b>Total</b>	

Room(s) and Additional Space(s)					
No. of Rooms	13	No. of Bedrooms (above ground + basement)	3+0	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	4.01 X 3.51 m	Wood	Fireplace-Stove.	
GF	Dining room	3.3 X 2.77 m	Wood		
GF	Kitchen	3.96 X 3.45 m	Ceramic		
GF	Bathroom	1.47 X 2.08 m	Ceramic	heated floors	
GF	Primary bedroom	3.99 X 3.51 m	Wood		
GF	Bedroom	2.74 X 5 m	Wood		
GF	Bedroom	2.41 X 3.91 m	Wood		
GF	Solarium/Sunroom	4.6 X 3.48 m	Carpet		
BA1	Playroom	5.87 X 4.52 m	Carpet		
BA1	Bathroom	1.55 X 1.24 m	Linoleum		
BA1	Laundry room	6.32 X 4.39 m	Concrete		
BA1	Storage	6.65 X 4.57 m	Concrete		
BA1	Storage	3.99 X 5.49 m	Concrete		

Features	
<b>Sewage System</b>	Municipality
<b>Water Supply</b>	Municipality
<b>Foundation</b>	Poured concrete
<b>Roofing</b>	Asphalt shingles
<b>Rented Equip. (monthly)</b>	Water heater - 1 (\$15)
<b>Renovations</b>	
<b>Pool</b>	
<b>Parkg (total)</b>	Driveway (3)

<b>Siding</b>		<b>Driveway</b>	Double width or more
<b>Windows</b>		<b>Garage</b>	
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Heating oil	<b>Lot</b>	Bordered by hedges, Fenced, Landscaped
<b>Heating System</b>	Forced air	<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>	. (Basement 1)	<b>View</b>	
<b>Fireplace-Stove</b>	Wood stove	<b>Proximity</b>	Bicycle path, CEGEP, Commuter train, Daycare centre, Elementary school, Golf, High school, Highway, Hospital, Park, Public transportation, Réseau Express Métropolitain (REM), Arena
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Property/Unit Amenity</b>	Central air conditioning	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	
<b>Pets</b>			

### Inclusions

fridge, stove, washer, dryer, dishwasher, hot tub, curtains & rods, light fixtures, ceiling fan, main bathroom medicine cabinet/mirror, alarm systems hardware

### Exclusions

### Remarks

Located in a sought-after area of Pointe-Claire, this well-maintained 3-bedroom bungalow with sunroom extension is ideal for growing families and downsizers alike. The main floor features wood floors, bright living spaces and an updated bathroom. The sunroom offers flexible space for a playroom, office or sitting area. The spacious basement includes a powder room and provides excellent potential for additional living space. Large and private backyard with spa and patio area, perfect for relaxing or entertaining. Close to train station, parks, aquatic centre, arena, hospital, library, schools and REM

### Addendum

Roof replaced in 2008 (sunroom roof redone in 2020)  
 Main heating system: oil furnace (installed 2001)  
 Central A/C installed in 2002  
 Hot water tank replaced in 2025  
 Chimney masonry work completed (2010)  
 Gutter repair completed (2022)  
 Asphalt sealing and crack repair (2023)  
 Preventative extermination treatment (2024)  
 Patio and exterior paving improvements  
 Spa installation (2020)  
 Spacious basement with powder room offering future layout potential

Schools: Clearpoint Elementary School, Saint-John Fisher Sr. Elementary School, Marguerite-Bourgeoys Elementary School, John Rennie High School, Felix-Leclerc High School, Kuper Academy High School

### Sale with legal warranty of quality

### Seller's Declaration

Yes SD-87185

**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



Hall



Living room



Living room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Bathroom



Primary bedroom



Primary bedroom



Bedroom



Bedroom



Bedroom



Solarium/Sunroom



Playroom



Powder room



Laundry room



Office



Storage



Bachelor



Back facade



Backyard