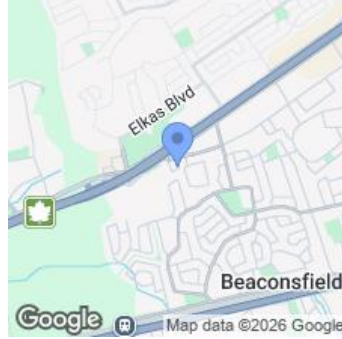


Centris No. 24833246 (Active)

[See all pictures](#)



\$708,000

**109 Rue Monsadel**  
**Kirkland**  
**H9J 3Y9**  
**Region** Montréal  
**Neighbourhood** South West  
**Near** Chemin Ste-Marie  
**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1991
<b>Building Type</b>	Attached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	7.32 X 13.41 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>	30.42 X 7.37 m irr	<b>File Number</b>	
<b>Lot Area</b>		<b>Occupancy</b>	65 days PP/PR Accepted
<b>Cadastre</b>	2459853	<b>Deed of Sale Signature</b>	60 days PP/PR Accepted
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
<b>Year</b>	2024	<b>Municipal</b>	\$2,634 (2025)	<b>Common Exp.</b>	
<b>Lot</b>	\$145,700	<b>School</b>	\$360 (2025)	<b>Electricity</b>	
<b>Building</b>	\$356,200	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>	\$90 (2025)	<b>Gas</b>	
<b>Total</b>	\$501,900 (141.06%)	<b>Total</b>	\$3,084	<b>Total</b>	

Room(s) and Additional Space(s)					
No. of Rooms	7	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	4.72 X 3.66 m	Parquetry	Fireplace-Stove.	
GF	Dining room	4.27 X 3.35 m	Parquetry		
GF	Kitchen	4.27 X 2.44 m	Ceramic		
2	Primary bedroom	4.88 X 4.27 m	Laminate floor	walk-in	
2	Bedroom	3.96 X 2.77 m	Laminate floor		
2	Bedroom	4.27 X 3.05 m	Laminate floor	open - mezzanine	
2	Bathroom	3.66 X 2.97 m	Ceramic		
BA1	Family room	6.86 X 3.56 m	Vinyl		
<b>Additional Space</b>			<b>Size</b>		
Garage			4.88 X 3.66 m		

Features			
<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	Water heater - 1 (\$17)
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete	<b>Pool</b>	
<b>Roofing</b>	Asphalt shingles	<b>Parkg (total)</b>	Driveway (2), Garage (1)
<b>Siding</b>	Brick	<b>Driveway</b>	Asphalt

<b>Windows</b>		<b>Garage</b>	Attached, Single width
<b>Window Type</b>	Casement	<b>Carpport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	Fenced
<b>Heating System</b>	Electric baseboard units	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Finished basement, Outdoor entrance	<b>Distinctive Features</b>	
<b>Bathroom</b>	Separate shower	<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	Powder room (1st level/Ground floor)	<b>View</b>	
<b>Fireplace-Stove</b>	Wood fireplace	<b>Proximity</b>	Bicycle path, CEGEP, Commuter train, Daycare centre, Elementary school, High school, Hospital, Park, Public transportation, Réseau Express Métropolitain (REM)
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Property/Unit Amenity</b>	Wall-mounted air conditioning, Central vacuum cleaner system installation, Electric garage door opener	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	
<b>Pets</b>			

### Inclusions

stove-oven, 2 fridges, dishwasher, washer, dryer, light fixtures (all), curtain rods, garage door opener remote, main floor wall mounted AC unit and remote, 2nd floor wall mounted AC unit and remote, central vacuum and accessories

### Exclusions

### Remarks

Discover the perfect blend of style and function in this 2-bedroom townhouse with a unique mezzanine 3rd bedroom, nestled in one of Kirkland's most desirable neighborhoods. The oversized master suite boasts a walk-in closet, while the finished basement provides flexible space for a family room, gym, or potential 4th bedroom. Enjoy effortless indoor-outdoor living with a spacious patio accessible from both the main floor, through beautiful patio doors, and basement -- ideal for entertaining or relaxing in privacy.

### Addendum

2022 Improvements

- \*repainted entire home interior
- \*new flooring in kitchen, entrance and walk-in closet
- \*new light fixtures and thermostats
- \*new door handles
- \*new appliances
- \*new toilets

2025 Improvements

- \*new flooring upper bedrooms and basement
- \*new carpeting stairs

Impeccably kept property walking distance to REM with a large storage space in the basement and a cold room.

### Sale with legal warranty of quality

### Seller's Declaration

Yes SD-89440

**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 entrance



Hall



Hall



Family room



Dining room



Kitchen



Kitchen



Kitchen



Bathroom



Laundry room



Mezzanine



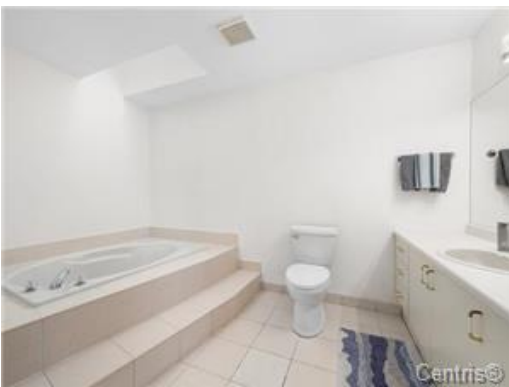
Bedroom



Bedroom



Bedroom



Bathroom



Bathroom



Basement



Balcony



Backyard



Nearby