

Centris No. 16781989 (Active)

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**\$849,900**

**445 Rue Ouimet**  
**Montréal (L'Île-Bizard/Sainte-Geneviève)**  
**H9C 1S4**  
**Region** Montréal  
**Neighbourhood** L'Île-Bizard  
**Near**  
**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1974
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	14.05 X 9.43 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 (2017)
<b>Lot Size</b>	18.75 X 28.19 m	<b>File Number</b>	
<b>Lot Area</b>	528.5 sqm	<b>Occupancy</b>	90 days PP/PR Accepted
<b>Cadastre</b>	4298763	<b>Deed of Sale Signature</b>	90 days PP/PR Accepted
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2026	<b>Municipal</b>	\$4,960 (2026)	<b>Common Exp.</b>	
<b>Lot</b>	\$222,000	<b>School</b>	\$534 (2025)	<b>Electricity</b>	
<b>Building</b>	\$519,300	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$741,300 (114.65%)	<b>Total</b>	\$5,494	<b>Total</b>	

<b>Room(s) and Additional Space(s)</b>					
No. of Rooms	10	No. of Bedrooms (above ground + basement)	4+1	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	5.97 X 4.14 m	Wood		
GF	Dining room	3.51 X 3.73 m	Wood		
GF	Kitchen	3.53 X 3.73 m	Ceramic		
GF	Powder room	2.01 X 1.96 m	Ceramic		
GF	Family room	4.27 X 3.33 m	Ceramic	Fireplace-Stove.	
2	Primary bedroom	3.68 X 4.6 m	Parquetry		
2	Bedroom	3.66 X 3.48 m	Parquetry		
2	Bedroom	3.38 X 3 m	Parquetry		
2	Bedroom	2.82 X 3.51 m	Parquetry		
2	Bathroom	2.24 X 2.95 m	Ceramic		
BA1	Playroom	9.17 X 5.26 m irr	Laminate floor		
BA1	Bathroom	2.08 X 2.54 m	Ceramic		
BA1	Bedroom	3.38 X 3.38 m	Laminate floor		
BA1	Storage	2.57 X 2.13 m	Laminate floor		
BA1	Office	3.3 X 2.18 m irr	Laminate floor		
<b>Additional Space</b>			<b>Size</b>		
Garage			4.01 X 6.2 m		

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete	<b>Pool</b>	Above-ground, Heated
<b>Roofing</b>	Asphalt shingles	<b>Parkg (total)</b>	Driveway (4), Garage (1)
<b>Siding</b>		<b>Driveway</b>	Asphalt, Double width or more
<b>Windows</b>		<b>Garage</b>	Attached, Heated, Single width
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	Bordered by hedges, Fenced
<b>Heating System</b>	Electric baseboard units	<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>	Powder room (1st level/Ground floor)	<b>View</b>	
<b>Fireplace-Stove</b>	Wood fireplace	<b>Proximity</b>	CEGEP, Cross-country skiing, Daycare centre, Elementary school, Golf, Highway, Park, Public transportation
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Property/Unit Amenity</b>	Private yard, Electric garage door opener, Wall-mounted heat pump	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	
<b>Pets</b>			

## Inclusions

refrigerator, stove, dishwasher, washer, dryer, wall-mounted A/C, blinds and rods

## Exclusions

curtains

## Remarks

Beautiful 4+1 bedroom, 2+1 bathroom home, perfectly designed for comfortable family living. With generous living spaces and a functional layout, this property is ideal for a growing family. Bright and spacious kitchen, large living areas and cozy family room. Finished basement featuring a 5th bedroom, full bathroom, large playroom and ample storage. Private backyard with pool, perfect for summer evenings, entertaining or simply relaxing. Located in a quiet, family-friendly neighborhood, close to parks, pools, schools and all essential amenities. This home offers the perfect balance of space, comfort and location. Schedule your visit today!

## Addendum

Île-Bizard is known for its peaceful and family-oriented environment

- \* Close to several renowned golf courses, including the prestigious Royal Montreal Golf Club, Elmridge and St-Raphaël.
- \* Steps from Bois-de-l'Île-Bizard Nature Park, offering trails, beaches and outdoor activities year-round
- \* Quiet neighborhood with a strong sense of community
- \* Near local parks, playgrounds, and recreational facilities
- \* Elementary schools in the area Jonathan-Wilson and École primaire Jacques-Bizard
- \* Ferry access to Laval

## Sale with legal warranty of quality

**Seller's Declaration**

Yes SD-91927

**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



Staircase



Hall



Living room



Living room



Living room



Overall view



Dining room



Kitchen



Kitchen



Dining room



Overall view



Family room



Powder room



Hall



Bedroom



Bedroom



Bedroom



Primary bedroom



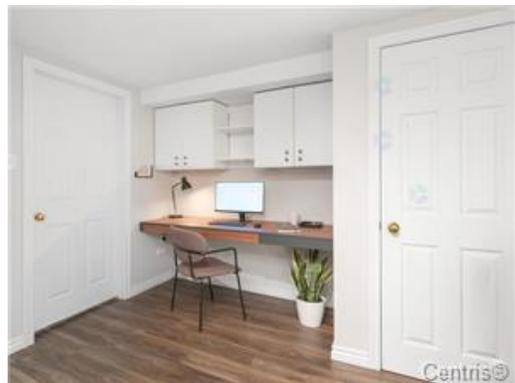
Bathroom



Playroom



Bedroom



Office