

Centris No. 24997921 (Active)

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\$675,000

5 Av. Laurelwood
Pointe-Claire
H9R 2R2
Region Montréal
Neighbourhood Central East
Near Av. Belmont
Body of Water

Property Type	Two or more storey	Year Built	1953
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size		Reposess./Judicial auth.	No
Living Area	116.1 sqm	Trade possible	
Building Area		Cert. of Loc.	No
Lot Size		File Number	
Lot Area	557.4 sqm	Occupancy	30 days PP/PR Accepted
Cadastre	4254905	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$1 (2026)	Common Exp.	
Lot	\$320,500	School	\$400 (2026)	Electricity	
Building	\$251,900	Infrastructure		Oil	
		Water		Gas	
Total	\$572,400 (117.92%)	Total	\$401	Total	

Room(s) and Additional Space(s)				
No. of Rooms	10	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	3.99 X 3.38 m	Wood	
GF	Dining room	2.97 X 4.37 m	Wood	
GF	Kitchen	2.87 X 3.07 m	Ceramic	
GF	Bathroom	1.78 X 0.99 m	Ceramic	
GF	Bedroom	3.89 X 3.07 m	Wood	
2	Primary bedroom	3.84 X 3.63 m	Wood	
2	Bedroom	3.84 X 3.2 m	Wood	
2	Bathroom	1.5 X 2.01 m	Ceramic	
BA1	Storage	7.92 X 5.05 m	Concrete	
BA1	Playroom	6.63 X 3.61 m	Carpet	

Features			
Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (3)
Siding		Driveway	Asphalt

Windows Window Type Energy/Heating Heating System Basement Bathroom Washer/Dryer (installation) Fireplace-Stove Kitchen Cabinets Property/Unit Amenity Restrictions/Permissions Pets	Electricity Electric baseboard units Partially finished	Garage Carport Lot Topography Distinctive Features Water (access) View Proximity Building's Distinctive Features Energy efficiency Mobility impaired accessible	Commuter train, Daycare centre, Elementary school, Golf, High school, Highway, Hospital, Park, Public transportation
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Inclusions

Exclusions

Remarks
 Charming 3-bedroom, 1+1 bathroom home located in the sought-after Lakeside Heights neighbourhood of Pointe-Claire. Set on a quiet, family-friendly street surrounded by mature trees, this property offers a great-sized lot and plenty of potential to update and make it your own. With a functional layout, comfortable living spaces and an established residential setting, this is a wonderful opportunity to create a place to call home. Ideally located close to parks, schools, shopping, train station, highway, Valois Village and all the amenities Pointe-Claire has to offer. You won't want to miss this opportunity!

Sale with exclusion(s) of legal warranty : This sale is made without any legal warranty of quality, at the buyer's own risk.

Seller's Declaration
Yes SD-03434

Open house and Caravan

Type	Date/Time	Comments
Open house	2026-09-20 from 02:00 PM to 04:00 PM	

Owner Nicole Ouellette (E) 5 Laurelwood, Av. Pointe-Claire H9R 2R2	Representative Lee Parker (E) (Mandatar) 475 Lepage, apt. 305 Dorval H9S 3G1
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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.

Listing Broker(s)

ROYAL LEPAGE VILLAGE
Real Estate Agency
514-694-2121
villagepc@royallepage.ca
<https://www.royallepagevillage.com>

Diana Campbell, Residential and Commercial Real Estate Broker
Diana Campbell Courtier Immobilier Inc.
514-264-2933, 514-700-6966
dianacampbell@royallepage.ca
<http://www.teamcc.ca>

ROYAL LEPAGE VILLAGE
Real Estate Agency
514-694-2121
villagepc@royallepage.ca
<https://www.royallepagevillage.com>

Tina Dandurand
Residential Real Estate Broker
514-944-4156
tinadandurand@royallepage.ca
<http://www.teamcc.ca>

Compensation sharing

Sale 2%
Rental

Broker's Declaration

No

Contract-Sale

99803

Contract-Rental

Lease renewal compensation
Other information

Listing on the Internet

Yes

Date of Contract Signature 2026-08-31**Expiration Date** 2027-03-31**Appointment Info** Lock box**Name of the person to contact****Telephone for Appointment****Info Selling Broker****Last Price** \$675,000**Previous Price****Original Price** \$675,000

All visit requests by immocontact to Tina Dandurand and Diana Campbell. Any offers shall be accompanied by a mortgage pre-approval letter or proof of funds. Should you not have a BCP with your buyer, we kindly ask you to insert the following clause in section 12.1 of any PP: The BROKER identified in clause 2.1 of this PROMISE TO PURCHASE confirms having verified the BUYER'S identity by means of the form bearing the #X.