Centris No. 25672496 **(Active)**

[See all pictures]





$898,000

391 Rue Morningside
Dollard-des-Ormeaux
H9G 1J8

Region	Montréal
Neighbourhood	West
Near	Devon
Body of Water	

Property Type	Two or more storey	**Year Built**	1964
Building Type	Detached	**Expected Delivery Date**	
Intergenerational		**Seasonal**	
Building Size		**Reposess./Judicial auth.**	No
Living Area		**Trade possible**	
Building Area		**Cert. of Loc.**	No
Lot Size		**File Number**	
Lot Area	595.9 sqm	**Occupancy**	2027-04-10
Cadastre	1459426	**Deed of Sale Signature**	2027-03-31
Zoning	Residential		

Municipal Assessment

Year	2024
Lot	$402,200
Building	$322,100
Total	$724,300 (123.98%)

Taxes (annual)

Municipal	$1 (2026)
School	$553 (2026)
Infrastructure	
Water	
Total	$554

Expenses/Energy (annual)

Common Exp.	
Electricity	
Oil	
Gas	
Total	

Room(s) and Additional Space(s)

No. of Rooms 17 **No. of Bedrooms (above ground + basement)** 4+0 **No. of Bathrooms and Powder Rooms** 3+1

Level	Room	Size	Floor Covering	Additional Information
GF	Living room	7.24 X 3.53 m	Wood	
GF	Dining room	3.3 X 4.52 m	Ceramic	
GF	Kitchen	2.82 X 4.11 m	Ceramic	
GF	Family room	3.86 X 3.71 m	Carpet	
GF	Powder room	1.47 X 1.37 m	Ceramic	
2	Primary bedroom	3.63 X 5.31 m	Wood	
2	Bedroom	3.61 X 3.71 m	Wood	
2	Bedroom	3.53 X 2.72 m	Wood	
2	Bedroom	3.56 X 3.68 m	Wood	
2	Bathroom	2.49 X 2.46 m	Ceramic	
2	Bathroom	1.24 X 2.36 m	Ceramic	
BA1	Kitchen	3.2 X 3.48 m	Laminate floor	
BA1	Playroom	6.4 X 3.35 m	Laminate floor	
BA1	Bathroom	1.8 X 2.24 m	Ceramic	
BA1	Laundry room	3.3 X 3.89 m	Concrete	
BA1	Storage	4.06 X 4.67 m	Concrete	
BA1	Cellar/Cold room	2.62 X 2.59 m	Concrete	

Additional Space	Size
Garage	6.05 X 3.38 m

Features

Sewage System	Municipality	**Rented Equip. (monthly)**	Heating unit ($59)
Water Supply	Municipality	**Renovations**	
Foundation	Poured concrete	**Pool**	
Roofing	Asphalt shingles	**Parkg (total)**	Driveway (4), Garage (1)
Siding		**Driveway**	Double width or more, Paving stone
Windows		**Garage**	Built-in, Single width
Window Type		**Carport**	
Energy/Heating	Natural gas	**Lot**	Bordered by hedges, Fenced, Landscaped
Heating System	Forced air	**Topography**	
Basement	6 feet and more, Finished basement, Outdoor entrance, Kitchen	**Distinctive Features**	
Bathroom	Ensuite bathroom	**Water (access)**	
Washer/Dryer (installation)	. (Basement 1)	**View**	
Fireplace-Stove		**Proximity**	Bicycle path, Commuter train, Daycare centre, Elementary school, High school, Highway, Park, Public transportation, Réseau Express Métropolitain (REM), Amenities, Fairview
Kitchen Cabinets		**Building's Distinctive Features**	
Property/Unit Amenity	Private yard, Electric garage door opener, Central heat pump, Sprnikler system	**Energy efficiency**	
Restrictions/Permissions		**Mobility impaired accessible**	
Pets			

Inclusions

hood microwave, cooktop, dishwasher, built-in oven, light fixtures, all window covering, basement appliances, basement built-in.

Exclusions

upstairs kitchen fridge, washer and dryer, gun cabinet in basement

Remarks

Pride of ownership shines throughout this immaculate home, lovingly maintained by the same family since 1978. Offering 4 bedrooms, 3.5 bathrooms and a finished basement with kitchen and separate entrance, ideal for multigenerational living or extended family. Beautiful landscaping, inviting outdoor spaces and numerous important updates over the years reflect the care invested in this property. Move right in, enjoy the home as it is and gradually make it your own. Ideally located near Fairview, the REM, schools, shopping, public transportation and everyday amenities. A home with so much to offer, ready for its next chapter!

Addendum

Improvements over the years

2026 -- Basement refinished following water infiltration; repairs covered by insurance.
2024 -- Four backflow valves installed
2022 -- Hot water tank replaced.
2020 -- Electrical panel replaced.
2020 -- Natural gas furnace replaced (leased at $59/month).
2016 -- Central heat pump installed.
2012 -- Asphalt shingle roof replaced.
All windows replaced (dates not specified).
Foundation crack repaired from the interior
Landscaping improvements, fencing, front porch and exterior staircase providing basement access.

Irrigation system installed.

Sale with exclusion(s) of legal warranty : The sale is made without legal warranty as to quality, at the buyer's ow risk

Seller’s Declaration Yes SD-09549

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.