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Centris No. 19455401 (Active)

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\$1,458,000

39 Rue Dufferin
Hampstead
H3X 2X7
Region Montréal
Neighbourhood
Near
Body of Water

Property Type	Two or more storey	Year Built	1925
Building Type	Semi-detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size		Reposess./Judicial auth.	No
Living Area	2,288 sqft	Trade possible	
Building Area		Cert. of Loc.	No
Lot Size		File Number	
Lot Area	2,938 sqft	Occupancy	2026-08-01
Cadastre	2088399	Deed of Sale Signature	2026-08-01
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2026	Municipal	\$9,359 (2025)	Common Exp.	
Lot	\$294,800	School	\$916 (2025)	Electricity	
Building	\$828,500	Infrastructure		Oil	
		Water		Gas	
Total	\$1,123,300 (129.80%)	Total	\$10,275	Total	

Room(s) and Additional Space(s)					
No. of Rooms	12	No. of Bedrooms (above ground + basement)	5+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Kitchen	12.2 X 14.5 ft	Tiles		
GF	Living room	9.8 X 11.10 ft	Wood		
GF	Dining room	12.2 X 16.5 ft	Wood		
GF	Bathroom	5.8 X 3.1 ft	Tiles		
2	Bedroom	12 X 14 ft	Wood		
2	Office	9.10 X 9.8 ft	Wood		
2	Bedroom	12.1 X 13 ft	Wood		
2	Bedroom	9.9 X 8 ft	Wood		
2	Bathroom	5.8 X 6.10 ft	Tiles		
2	Solarium/Sunroom	10.5 X 6.8 ft	Wood		
3	Bathroom	5.3 X 11.6 ft	Tiles		
3	Primary bedroom	19.8 X 20.6 ft irr	Wood		

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation		Pool	
Roofing		Parkg (total)	Driveway (1), Garage (1)
Siding		Driveway	
Windows		Garage	Detached, Single width
Window Type		Carport	
Energy/Heating	Electricity, Natural gas	Lot	
Heating System		Topography	
Basement	Outdoor entrance, Partially finished	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)	Laundry room (Basement 1)	View	
Fireplace-Stove	Gas fireplace	Proximity	Daycare centre, Elementary school, High school
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Wall-mounted air conditioning, Wall-mounted heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

Fridge, stove, dishwasher, washer, dryer, light fixtures except the one in the room currently used as a living room.

Exclusions

Light fixture in living room

Remarks

Beautifully renovated Hampstead residence with a refined, design-forward aesthetic. A gorgeous designer kitchen is the heart of the home, perfect for entertaining and everyday living. Four well-appointed bedrooms and a versatile attic suite. One of the bedrooms features a charming solarium, a light-filled retreat. Renovated bathrooms with clean, modern finishes. Warm, cozy, and effortlessly chic throughout. Steps from parks, schools, and and everything that makes Hampstead so desirable. Rare opportunity - book your visit today.

Sale with legal warranty of quality

Seller's Declaration Yes SD-91715

Source

THE AGENCY MONTRÉAL, 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.