



Mario Conte
Delivering the Impossible
P : 514 894 9400
E : mario@marioconte.com

Montréal (Saint-Léonard)-7721, Rue Louis-Quilico, 103

\$498,000



7721, Rue Louis-Quilico, Montréal (Saint-Léonard), H1S0A3

ULS : 17687504

[VISITE DE LA PROPRIÉTÉ](#)

Don't miss this incredible opportunity! Impeccable and luxurious 1,181 sq. ft. unit located on the first floor. This bright corner condo features 3 spacious bedrooms, 2 bathrooms, an indoor garage, and a private storage space in the basement. Ideally situated near essential services and Highway 40.

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	3
Salle de bain en vedette	2
Garage en vedette	2

Financiers

Taxes

Municipale	\$2,666.00
École	\$306.00
Total	\$2,972.00

Dépense annuelle

Frais de copropriété	\$3,672.00
Total	\$3,672.00

Énergie

Électricité	\$228.00
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ADDENDA

Located on the 1st floor, this stunning 1,181 sq. ft. unit features 3 bedrooms, 2 bathrooms, an indoor garage, and exclusive basement storage. The open-concept living and dining area flows seamlessly into the kitchen, with large front-facing windows providing abundant natural light. Enjoy a spacious 30x6 ft. wraparound balcony. The master bedroom includes two large closets and an ensuite bathroom. With 9-foot ceilings, a highly secure building, superior soundproofing, an access ramp, and an elevator, this condo offers both comfort and convenience.

Located in the Saint-Léonard borough of Montreal, 7721 Louis Quilico Street is surrounded by various schools, parks, and services that enhance the community's appeal. Schools:

École secondaire Antoine-de-Saint-Exupéry: A Francophone public co-educational secondary school known for its diverse programs.

Laurier Macdonald High School: An English-language secondary school offering a range of academic and extracurricular activities.

Dante School: An English-language primary school committed to providing quality education.

École primaire Alphonse-Pesant: A French-language primary school focusing on comprehensive student development.

Parks and Recreational Facilities:

Parc Pie-XII: Offers amenities such as baseball fields, outdoor skating rinks, swimming pools, tennis courts, and is home to the Saint-Léonard cave.

MONTREAL

Parc des Fondatrices-de-Saint-Léonard: A tranquil space equipped with picnic areas, benches, and a community garden.

MONTREAL

Parc Giuseppe-Garibaldi: Features an outdoor swimming pool, locker rooms, and showers, making it ideal for summer activities.

MONTREAL

Parc Coubertin: Provides facilities for basketball, bocce, sledding, water games, children's playgrounds, ice skating, soccer, and tennis.

GMS ST. LEONARD

Community Services:

Saint-Léonard Library: Part of the Montreal Public Libraries Network, providing a vast collection of books and resources for all ages.

Leonardo Da Vinci Centre: A cultural and community hub offering various programs and events for residents.

These amenities contribute to a vibrant and family-friendly environment, making the area around 7721 Louis Quilico Street a desirable place to live.

Détails du bâtiment et intérieur de la propriété

Taille	
Année de construction	2005
Number of Rooms	8
Superficie Habitable	1,181.89 PC
Nombre d'étages	6
Garage	Heated , Fitted

Caractéristiques du terrain et extérieur

Stat. (total)	Garage , 1
Proximité	Highway , Daycare centre , Park - green area , Bicycle path , Elementary school , High school , Public transport

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Living room	1st level/Ground floor	17x10.6 ft	Ceramic tiles	
Dining room	1st level/Ground floor	15x10 ft	Ceramic tiles	
Kitchen	1st level/Ground floor	11x8 ft	Ceramic tiles	
Master bedroom	1st level/Ground floor	16x11 ft	Wood	
Bedroom	1st level/Ground floor	16x9.2 ft	Wood	
Bedroom	1st level/Ground floor	14x9.6 ft	Wood	
Laundry room	1st level/Ground floor	5.3x5.3 ft	Ceramic tiles	
Bathroom	1st level/Ground floor	6.9x5.9 ft	Ceramic tiles	

Caractéristiques

Équipements / services	Electric garage door
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Zonage	Residential

Allée

Concrete

INCLUSIONS & EXCLUSIONS

Inclusions	stove, fridge, washer, dryer, dishwasher, light fixtures, wall-mounted air conditioner
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Exclusions	blinds, curtains and rods
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