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Delivering the Impossible  
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**Montréal (Saint-Léonard)-7275, Rue d'Abancourt, 801**

**\$589,000**



**7275, Rue d'Abancourt, Montréal (Saint-Léonard), H1S0E2**

ULS : 19197460

[VISITE DE LA PROPRIÉTÉ](#)

Stunning 2021-built two-story condo with breathtaking panoramic views of the city and Olympic Stadium! This bright and modern unit offers 2 bedrooms + 1 mezzanine-level room, a private rooftop terrace, open-concept living space, and a sleek kitchen with quartz counters and ceramic backsplash. The primary bedroom includes a spacious walk-in, and the elegant bathroom features a double vanity and a large rainfall shower. Includes indoor parking with EV wiring and a storage unit with bike rack. Ideally located near highways, public transit, future Blue metro line, parks, shops, and more!

## INFORMATIONS DÉTAILS

### PROPRIÉTÉ EN VEDETTE

Chambre en vedette	3
Salle de bain en vedette	1
Salle d'eau en vedette	1
Garage en vedette	3

### Financiers

#### Évaluation municipale

Évaluation du terrain	\$52,800.00
Évaluation du bâtiment	\$578,200.00
Évaluation municipale	\$631,000.00

#### Taxes

Municipale	\$4,330.00
École	\$505.00
Total	\$4,835.00

#### Dépense annuelle

Frais de copropriété	\$5,772.00
Total	\$5,772.00

## ADDENDA

Stunning 2021-Built Two-Story Condo -- Breathtaking Panoramic City Views!

Located in a highly sought-after area of Saint-Léonard, this modern and sun-filled condo will charm you from the moment you walk in. Offering 2 bedrooms + 1 mezzanine-level room, a private rooftop terrace with panoramic views of the Olympic Stadium and the city, this property is the perfect blend of comfort, style, and functionality.

Key Features:

Open-concept living space combining the living room, dining area, and kitchen, filled with natural light thanks to expansive windows.

Contemporary kitchen with quartz breakfast counter, ceramic backsplash, ample storage, recessed lighting with dimmers, and pre-installed water line for the refrigerator.

Primary bedroom with a spacious walk-in closet and a second well-sized bedroom.

Elegant bathroom featuring double vanity sinks, a large ceramic shower with rainfall showerhead, and a vanity with generous storage space.

Cleverly designed storage space under the staircase.

Upstairs, the mezzanine serves as a versatile space--perfect for a bedroom, home office, or family room--and includes a powder room and direct access to a huge private terrace with breathtaking views. Glass railing adds a sleek, modern touch.

Inclusions:

Indoor parking space #18 with wiring ready for an electric car charging station.

Storage unit #9 with bicycle rack.

Prime Location:

Just steps from the planned extension of the Blue metro line.

Close to Highways 40 and 25, Maisonneuve Park, hospitals, grocery stores, pharmacies, restaurants, and much more.

A turnkey property, ideal for those who appreciate urban comfort and peaceful living.

## Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Année de construction	2021
Number of Rooms	9
Superficie Habitable	907.41 PC
Nombre d'étages	8

Type de Windows	Crank handle , French window
Garage	Heated , Fitted , Single width
Salle de bain / salle d'eau	Adjoining to the master bedroom , Separate shower

## Caractéristiques du terrain et extérieur

Vue	Panoramic , City
Stat. (total)	Garage , 1
Cadastre - Parking (inclus dans le prix)	Garage , 1
Proximité	Highway , Daycare centre , Hospital , Park - green area , Bicycle path , Elementary school , High school , Public transport

## DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Hallway	8	8.5x3.8 ft	Ceramic tiles	
Kitchen	8	8.11x8.9 ft	Ceramic tiles	
Living room	8	18.11x14.4 ft	Floating floor	open with dining room
Bathroom	8	8.3x8.6 ft	Ceramic tiles	
Master bedroom	8	11.9x11 ft	Floating floor	
Walk-in	8	4.11x9.4 ft	Floating floor	
Bedroom	8	10.1x9.11 ft	Floating floor	
Bedroom	Mezzanine	11.4x11.6 ft	Floating floor	
Washroom	Mezzanine	2.7x6.8 ft	Ceramic tiles	

## Caractéristiques

Système de chauffage	Electric baseboard units
Énergie de chauffage	Electricity

Équipements / services	Ventilation system , Entry phone , Electric garage door , Wall-mounted heat pump
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Zonage	Residential
Un accès facile	Elevator
Services disponibles	Fire detector

## INCLUSIONS & EXCLUSIONS

Inclusions	2 Wall-mounted Thermopumps, light fixtures, blinds
Exclusions	All appliances, all tv bracks on walls.

