



Mario Conte
Delivering the Impossible
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Montréal (Saint-Léonard)-5919, Boul. Couture, 202

\$339,900



5919, Boul. Couture, Montréal (Saint-Léonard), H1P1A8

ULS : 19322377

[VISITE DE LA PROPRIÉTÉ](#)

PLACE COUTURE -- Bright 2-bedroom condo located on the 1st floor in a quiet, safe neighborhood in Saint-Léonard. Sunny unit with large open space, wood-burning fireplace, bathroom with podium bath and separate shower, two balconies, lots of storage. Private and visitor parking. Walking distance to schools, parks, shops (IGA, Maxi, Berchicci), evangelical church and public transit. 1 km from St-Léonard/Montréal-Nord train station and 15 min from Cadillac metro station. Well-managed condominium with excellent soundproofing and friendly neighbors. Turnkey, perfect for a small family!

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	2
Salle de bain en vedette	1
Foyer en vedette	Wood fireplace

Financiers

Évaluation municipale

Évaluation du terrain	\$38,400.00
Évaluation du bâtiment	\$245,500.00
Évaluation municipale	\$283,900.00

Taxes

Municipale	\$1,948.00
École	\$212.00
Total	\$2,160.00

Dépense annuelle

Frais de copropriété	\$1,920.00
Total	\$1,920.00

ADDENDA

PLACE COUTURE -- Bright, turnkey condo in a quiet area of Saint-Léonard

Welcome to Place Couture, where comfort, tranquility and accessibility meet. This magnificent 1st-floor condo will seduce you with its brightness, generous spaces and strategic location close to all services.

Main features:

- + Large open-plan living and dining area, bathed in natural light
- + Two bedrooms, including a spacious master bedroom with large walk-in closet
- + Bathroom with podium bath and separate shower
- + Two balconies (front and rear), all-day sun in front
- + Wood-burning fireplace for a cozy atmosphere
- + Plenty of storage space
- + Private outdoor parking + visitor parking

Ideal location:

- + Quiet, safe neighborhood on private street
- + 1 km from St-Léonard/Montréal-Nord train station (downtown in 30 min!)
- + 15 minutes from Cadillac metro station
- + Walking distance to buses (routes 32, 33, 432)
- + Close to schools, daycare centers, parks (activities for the whole family), evangelical church
- + Minutes from all local shops: IGA, Maxi, Berchicci grocery store, pharmacies, cafés, etc.

Well-managed condominium:

- + Excellent soundproofing
- + Safe environment with friendly neighbors
- + Rigorous syndicate of co-owners: well managed finances, regular maintenance

Turnkey unit, ideal for a couple, a small family or anyone seeking tranquility and convenience. One visit will convince you!

NB owner reserves the right to replace the interior télé buzzer to unlock main door with a different model.

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Année de construction	1998
Number of Rooms	6
Superficie Habitable	928.93 PC
Nombre d'étages	3
les fenêtres	PVC
Type de Windows	Crank handle , French window

Revêtement	Brick
Toiture	Asphalt shingles
Salle de bain / salle d'eau	Separate shower

Caractéristiques du terrain et extérieur

Stat. (total)	Outdoor , 1
Cadastre - Parking (inclus dans le prix)	Driveway , 1
Proximité	Highway , Cegep , Daycare centre , Golf , Hospital , Park - green area , Bicycle path , Elementary school , Public transport

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Living room	1st level/Ground floor	17.5x12.9 ft	Floating floor	Wood Fireplce
Dining room	1st level/Ground floor	12.8x9.2 ft	Floating floor	
Kitchen	1st level/Ground floor	8.5x8.6 ft	Ceramic tiles	
Bathroom	1st level/Ground floor	9x8.7 ft	Ceramic tiles	
Master bedroom	1st level/Ground floor	11.6x13.6 ft	Floating floor	
Bedroom	1st level/Ground floor	9.2x11 ft	Floating floor	

Caractéristiques

Système de chauffage	Electric baseboard units
Énergie de chauffage	Electricity
Cheminée-Poêle	Wood fireplace
Équipements / services	Central vacuum cleaner system installation , Wall-mounted air conditioning , Entry phone
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer

Toiture	Asphalt shingles
Zonage	Residential
Allée	Asphalt
Foyer	Wood fireplace

INCLUSIONS & EXCLUSIONS

Inclusions	One 40-gallon water heater (2025), electric fixtures, vertical blinds, wall-mounted air conditioning (original)
Exclusions	Diswasher

