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**Montréal (Rosemont/La Petite-Patrie)-4900, Boul. de l'Assomption, 318**

**\$589,000**



**4900, Boul. de l'Assomption, Montréal (Rosemont/La Petite-Patrie), H1T0A2**

ULS : 22887377

[VISITE DE LA PROPRIÉTÉ](#)

Discover the perfect balance between urban living and nature in the heart of Cité Nature. Just 10 minutes from the L'Assomption metro station, this stunning 3rd-floor condo offers a beautiful view of the wooded area and a spacious covered balcony. The open-concept living space impresses with its brightness, high ceilings, and functional kitchen with a breakfast counter. Two bedrooms, including one with an ensuite bathroom, plus a powder room, indoor parking, storage, BBQ allowed, pools, gym, community room, and security. A peaceful setting close to Parc Maisonneuve and the Botanical Garden.

## INFORMATIONS DÉTAILS

### PROPRIÉTÉ EN VEDETTE

Chambre en vedette	2
Salle de bain en vedette	2
Garage en vedette	3
Piscine Vedette	Other , Outdoor , Heated , Inground , Indoor

### Financiers

#### Évaluation municipale

Évaluation du terrain	\$81,100.00
Évaluation du bâtiment	\$448,000.00
Évaluation municipale	\$529,100.00

#### Taxes

Municipale	\$3,018.00
École	\$369.00
Total	\$3,387.00

#### Dépense annuelle

Frais de copropriété	\$6,960.00
Total	\$6,960.00

## Énergie

Électricité

\$2,002.00

## ADDENDA

### LIVE TO THE RHYTHM OF THE CITY IN A GREEN SETTING

Discover a unique lifestyle where comfort, nature, and convenience meet in the heart of a vibrant neighborhood in eastern Montréal.

#### IDEAL LOCATION

- + Just a 10-minute walk from L'Assomption metro station (green line) for quick access to downtown.
- + Close to Cadillac (14 min) and Viau (26 min) stations, as well as several bus routes on Boulevard L'Assomption and Sherbrooke Street.
- + Enjoy direct access to the Montréal Municipal Golf Course and the bike path, perfect for outdoor enthusiasts year-round.
- + Essential services nearby -- grocery stores, pharmacies, hair salons, and more -- all within the Village Olympique Pyramids and at the nearby IGA.
- + Just minutes from iconic landmarks such as Parc Maisonneuve, the Botanical Garden, Stade Saputo, the Olympic Park, and the Biodôme.

An address that beautifully combines urban living, greenery, and tranquility. Book your visit today!

#### YOUR NEW LIVING SPACE

- + Discreet laundry area with washer and dryer included.
- + Unobstructed view of greenery and a peaceful atmosphere.
- + Concrete building with superior soundproofing, sprinkler system, and elevator.
- + BBQ allowed on the private balcony.
- + Heated indoor parking with large adjoining storage.
- + Common areas include bike racks and a car wash station.
- + Enhanced security with camera surveillance in the main entrance hall.
- + Exclusive access to two pools (indoor and outdoor), two gyms, and a community room available for rent.
- + Pets allowed (under certain conditions).
- + No short-term rentals -- long-term only.

#### CITÉ NATURE -- AN EXCEPTIONAL CONDO

This beautiful 3rd-floor condo will charm you with its wooded view, spacious covered balcony, and bright, modern design.

Featuring two bedrooms, a powder room, and a bathroom adjoining the primary bedroom, it offers an open-concept living space bathed in natural light. The functional kitchen with breakfast counter, high ceilings, and large windows create a warm and contemporary atmosphere.

Experience nature without leaving Montréal -- an incomparable lifestyle awaits you!

## Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Année de construction	2011
Number of Rooms	7
Superficie Habitable	989 PC
Nombre d'étages	11
Garage	Heated , Fitted , Single width

## Caractéristiques du terrain et extérieur

Vue	Other , On the garden
Stat. (total)	Garage , 1
Cadastre - Parking (inclus dans le prix)	Garage , 1
Piscine	Other , Outdoor , Heated , Inground , Indoor
Proximité	Highway , Cegep , Daycare centre , Hospital , Park - green area , Bicycle path , Elementary school , High school , Public transport , University

## DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Kitchen	3rd floor	8.6x8.3 ft	Ceramic tiles	
Dining room	3rd floor	7.0x9.7 ft	Wood	Opened with living room
Living room	3rd floor	10x10.6 ft	Wood	Open with kitchen and l.room
Master bedroom	3rd floor	12.2x11.5 ft	Wood	
Bedroom	3rd floor	9.11x10.11 ft	Wood	
Bathroom	3rd floor	8.4x7.9 ft	Ceramic tiles	En suite with master bedroom
Washroom	3rd floor	8.4x5.10 ft	Ceramic tiles	

## Caractéristiques

Système de chauffage	Electric baseboard units
Énergie de chauffage	Electricity
Équipements / services	Central air conditioning , Ventilation system , Entry phone , Electric garage door
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Zonage	Residential
Aménagement paysager	Landscape
Un accès facile	Elevator
Caractéristiques distinctives	Cul-de-sac , Wooded
Restrictions / autorisations	Short-term rentals not allowed
Services disponibles	Exercise room , Fire detector

## INCLUSIONS & EXCLUSIONS

Inclusions	Curtains and rods for the balcony, dishwasher, stove, washer and dryer, PAX wardrobe in the small bedroom, computer desk, 2025 water heater, curtains and blinds in the unit, swing on the balcony.
Exclusions	Fridge

