



Mario Conte  
Delivering the Impossible  
P : 514 894 9400  
E : [mario@marioconte.com](mailto:mario@marioconte.com)

**Montréal (Saint-Léonard)-5879, Boul. Couture, 402**

**\$329,000**



**5879, Boul. Couture, Montréal (Saint-Léonard), H1P1A8**

ULS : 28051873

[VISITE DE LA PROPRIÉTÉ](#)

Stunning 2-bedroom condo located on the top floor of a corner unit, bathed in natural light all day long. Enjoy a wood-burning fireplace, two balconies, storage space, as well as outdoor parking and visitor spots. Located in a quiet courtyard, yet within walking distance of several amenities: IGA, Maxi, Berchicci, buses (32, 33, 432), and 1 km from the St-Léonard--Montréal-Nord train station (downtown in 30 minutes!). Superior soundproofing, low heating costs, safe environment, and rigorous management by the syndicate. Available for immediate occupancy!

## 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	\$40,200.00
Évaluation du bâtiment	\$249,600.00
Évaluation municipale	\$289,800.00

#### Taxes

Municipale	\$1,915.00
École	\$203.00
Total	\$2,118.00

#### Dépense annuelle

Frais de copropriété	\$2,964.00
Total	\$2,964.00

### ADDENDA

Charming, bright two-bedroom condo located on the top floor of a quiet building in a sought-after area of Saint-Léonard. This corner unit is bathed in natural light and enjoys an ideal orientation for enjoying the sun all day long. The cozy living room features a wood-burning fireplace. Two balconies allow you to fully enjoy sunny days, both at the front and rear. A convenient storage space completes the package.

Nestled in a peaceful interior courtyard, this condominium is far from the noise of Couture Boulevard, yet just steps away from essential amenities: grocery stores (IGA, Maxi, Berchicci), bus lines (32, 33, 432) and only 1 km from the St-Léonard--Montréal-Nord train station, for quick access to downtown.

The area is family-friendly, green and offers a multitude of parks and outdoor activities.

The condominium stands out for:

- + Excellent soundproofing
- + Very low heating costs
- + A safe and friendly environment
- + Rigorous and proactive building management

Included: one outdoor parking space, visitor parking

spaces, and immediate occupancy available.  
A practical, comfortable living space, ideally located for optimal quality of life!

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Année de construction	1999
Number of Rooms	8
Superficie Habitable	928.93 PC
Nombre d'étages	3
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 , Daycare centre , Park - green area , Bicycle path , Elementary school , High school , Public transport

### DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Hallway	3rd floor	3.3x7 ft	Ceramic tiles	
Living room	3rd floor	17.4x12 ft	Carpet	
Dining room	3rd floor	10x9 ft	Carpet	
Kitchen	3rd floor	8.3x6.7 ft	Flexible floor coverings	
Bedroom	3rd floor	9.2x11.6 ft	Carpet	
Master bedroom	3rd floor	11.5x13.6 ft	Carpet	
Bathroom	3rd floor	8.7x8.5 ft	Ceramic tiles	
Storage	3rd floor	3.8x5 ft	Flexible floor coverings	

### Caractéristiques

Système de chauffage	Electric baseboard units
Énergie de chauffage	Electricity
Cheminée-Poêle	Wood fireplace
Équipements / services	Entry phone
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Toiture	Asphalt shingles
Zonage	Residential
Allée	Asphalt
Armoire	Melamine
Foyer	Wood fireplace

## INCLUSIONS & EXCLUSIONS

Exclusions

Personal items of the occupant.

