



Mario Conte
Delivering the Impossible
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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.

