



Mario Conte
Delivering the Impossible
P : 514 894 9400
E : mario@marioconte.com

Laval (Laval-des-Rapides)-1440, Rue Lucien-Paiement, 1504
\$689,000



**1440, Rue Lucien-Paiement, Laval (Laval-des-Rapides),
H7N0B8**

ULS : 28778564

[VISITE DE LA PROPRIÉTÉ](#)

Penthouse - Condominium for sale . Spectacular views from every window! 2 bedroom condo of 1114 sq ft. Steps from the metro, Place Bell, Espace Montmorency, library, shops, schools, CEGEP, and universities. Well-laid-out unit with quality materials, 3 air conditioning outlets (one per bedroom), ample interior storage, and a huge L-shaped balcony offering privacy. Two parking spaces (garage + covered outdoor space). New appliances, water leak detection scheduled for 2025. Reasonable condo fees. Quick occupancy possible.

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	2
Salle de bain en vedette	2
Garage en vedette	3

Financiers

Évaluation municipale

Évaluation du terrain	\$5,500.00
Évaluation du bâtiment	\$565,200.00
Évaluation municipale	\$570,700.00

Taxes

Municipale	\$3,862.00
École	\$436.00
Total	\$4,298.00

Dépense annuelle

Frais de copropriété	\$5,712.00
Total	\$5,712.00

ADDENDA

The view... spectacular from every window!

Ideally located steps from the metro, this unit puts you in the heart of the action: Place Bell, Espace Montmorency, Salle André-Mathieu, the central library, the art center, shops, restaurants, high schools, CEGEPs, and universities--everything is within walking distance.

The unit offers an optimal layout, quality materials, and abundant natural light. Three air conditioning vents (one in each bedroom), ample storage, and a large storage area within the unit itself add to the comfort.

Two new appliances (November 2025), including the dishwasher, and a water leak detection system installed in 2025 complete the recent upgrades. A gas fireplace is already installed.

A huge L-shaped balcony offers privacy and tranquility, with no direct proximity to neighbors.

Two parking spaces: a garage (the larger indoor space, accommodating two small cars or one medium and one small car) and a covered outdoor space.

Reasonable condo fees, well-managed condo association, low utility costs.

An even more desirable location with upcoming developments, including a future east-west linear park just steps away.

Quick occupancy possible.

A perfect balance between comfort, tranquility, and vibrant urban living.

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Année de construction	2012
Number of Rooms	6
Superficie Habitable	1,114 PC
Nombre d'étages	16
Garage	Heated , Fitted , Single width

Caractéristiques du terrain et extérieur

Vue	Panoramic , City
Stat. (total)	Outdoor , 1 , Garage , 1
Cadastre - Parking (inclus dans le prix)	Driveway , 1 , Garage , 1

Proximité	Highway , Cegep , Hospital , Park - green area , Elementary school , High school , Public transport , University
-----------	--

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Living room	15	12.6x10.6 ft	Wood	
Kitchen	15	12.6x10.7 ft	Wood	quartz island
Dining room	15	12.6x11 ft		
Bedroom	15	12.2x10.4 ft	Wood	
Bathroom	15	6.6x7.2 ft	Ceramic tiles	
Master bedroom	15	16.8x10.6 ft	Wood	Walk in - Mural Th Pump
Bathroom	15	6.4x7.9 ft	Ceramic tiles	

Caractéristiques

Systeme 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
Systeme d'égout	Municipal sewer
Zonage	Residential
Allée	Asphalt
Un accès facile	Elevator

INCLUSIONS & EXCLUSIONS

Inclusions	Blinds and curtains, dishwasher, 3 wall-mounted heat pumps, hot water included in condo fees
Exclusions	Wine cellar, the 4 household appliances, curtains in the girl's bedroom.

