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Delivering the Impossible  
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**Montréal (Anjou)-6850, Boul. des Roseraies, 108**

**\$349,000**



**6850, Boul. des Roseraies, Montréal (Anjou), H7E5A6**

ULS : 10248932

[VISITE DE LA PROPRIÉTÉ](#)

This 2-bedroom, 1-bath condo is located on the ground floor of Les Roseraies d'Anjou, offering a spacious layout, abundant natural light, a private balcony, and indoor parking. Freshly painted and new floors . Secure building with intercom system, smart card access, two elevators, a renovated garage, and updated common areas. This prime location is within walking distance of Galeries d'Anjou, Place Versailles, grocery stores, restaurants, and other services. It offers quick access to public transportation (Radisson metro station, future blue line) and highways 40 and 25. \*Special Contribution - Deficit: \$170.10 (5 payments until June 2026).

## INFORMATIONS DÉTAILS

### PROPRIÉTÉ EN VEDETTE

|                          |   |
|--------------------------|---|
| Chambre en vedette       | 2 |
| Salle de bain en vedette | 1 |
| Garage en vedette        | 3 |

### Financiers

#### Évaluation municipale

|                        |              |
|------------------------|--------------|
| Évaluation du terrain  | \$64,600.00  |
| Évaluation du bâtiment | \$261,200.00 |
| Évaluation municipale  | \$325,800.00 |

#### Taxes

|            |            |
|------------|------------|
| Municipale | \$2,202.00 |
| École      | \$217.00   |
| Total      | \$2,419.00 |

#### Dépense annuelle

|                      |            |
|----------------------|------------|
| Frais de copropriété | \$5,628.00 |
| Total                | \$5,628.00 |

### ADDENDA

This one-bedroom, one-bathroom condo, located on the ground floor of the LES ROSERAIES D'ANJOU complex, offers a generous living space and exceptional natural light. This unit also features a private balcony, perfect for enjoying a peaceful environment, as well as convenient indoor parking.

The secure and well-maintained building is equipped with an intercom system, smart card access, and two elevators. It also offers several visitor parking spaces, a community room on the top floor, and tastefully renovated common areas. The two-level garage has recently been upgraded with a new waterproofing membrane. Pets are permitted, subject to the condominium regulations.

Located in a prime area, this property is within walking distance of numerous shops and services, including Galeries d'Anjou, Place Versailles, Adonis grocery store, cafes, and restaurants. Public transportation is easily accessible, with quick access to the Radisson metro station and the future Blue Line station in Anjou. Highways 40 and 25 are also nearby, making travel convenient.

The neighbourhood offers a pleasant living environment with schools, daycares, medical clinics, bike paths, parks, and tennis courts just minutes away. Outside, enjoy a large paved communal terrace and landscaping with a flower wall that provides excellent privacy.

A prime location where comfort, accessibility, and quality of life come together.

## Détails du bâtiment et intérieur de la propriété

|                        |                                |
|------------------------|--------------------------------|
| Catégorie de propriété | Residential                    |
| Année de construction  | 1988                           |
| Number of Rooms        | 6                              |
| Superficie Habitable   | 1,059.18 PC                    |
| Nombre d'étages        | 7                              |
| Revêtement             | Brick                          |
| Garage                 | Heated , Fitted , Single width |

## Caractéristiques du terrain et extérieur

Stat. (total) Garage , 1

|           |   |
|-----------|---|
| Proximité | Highway , Daycare centre , Golf , Park - green area , Bicycle path , Elementary school , High school , Public transport |
|-----------|---|

## DÉTAILS DES PIÈCES

| Room           | Level                  | Dimensions | Flooring      | Description                  |
|----------------|------------------------|------------|---------------|------------------------------|
| Dinette        | 1st level/Ground floor | 3.6x4.0 M  | Carpet        |                              |
| Living room    | 1st level/Ground floor | 3.6x5.0 M  | Carpet        |                              |
| Kitchen        | 1st level/Ground floor | 2.7x4.1 M  | Ceramic tiles | Incl Washer and Dryer Hookup |
| Bedroom        | 1st level/Ground floor | 4.2x2.8 M  | Carpet        |                              |
| Master bedroom | 1st level/Ground floor | 3.1x5.8 M  | Carpet        |                              |
| Bathroom       | 1st level/Ground floor | 1.5x3.2 M  | Ceramic tiles |                              |

## Caractéristiques

|                              |   |
|------------------------------|---|
| Systeme de chauffage         | Space heating baseboards                                      |
| Énergie de chauffage         | Electricity   |
| Équipements / services       | Central air conditioning , Entry phone , Electric garage door |
| Approvisionnement en eau     | Municipality  |
| Systeme d'égout              | Municipal sewer   |
| Zonage                       | Residential   |
| Aménagement paysager         | Landscape   |
| Un accès facile              | Elevator  |
| Restrictions / autorisations | Short-term rentals not allowed                                |

## INCLUSIONS & EXCLUSIONS

Inclusions      Light fixtures, electric water heater, Garage door opener.

