



Mario Conte
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 1-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. The secure building features an 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	1
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
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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.

