



Mario Conte
Delivering the Impossible
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Montréal (Saint-Léonard)-7275, Rue d'Abancourt, 801
\$625,000



7275, Rue d'Abancourt, Montréal (Saint-Léonard), H1S0E2

ULS : 16357705

[VISITE DE LA PROPRIÉTÉ](#)

Stunning 2021-built two-story condo with breathtaking panoramic views of the city and Olympic Stadium! This bright and modern unit offers 2 bedrooms + 1 mezzanine-level room, a private rooftop terrace, open-concept living space, and a sleek kitchen with quartz counters and ceramic backsplash. The primary bedroom includes a spacious walk-in, and the elegant bathroom features a double vanity and a large rainfall shower. Includes indoor parking with EV wiring and a storage unit with bike rack. Ideally located near highways, public transit, future Blue metro line, parks, shops, and more!

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

| | |
|--------------------------|---|
| Chambre en vedette | 3 |
| Salle de bain en vedette | 1 |
| Salle d'eau en vedette | 1 |
| Garage en vedette | 3 |

Financiers

Évaluation municipale

| | |
|------------------------|--------------|
| Évaluation du terrain | \$52,800.00 |
| Évaluation du bâtiment | \$578,200.00 |
| Évaluation municipale | \$631,000.00 |

Taxes

| | |
|------------|------------|
| Municipale | \$4,330.00 |
| École | \$505.00 |
| Total | \$4,835.00 |

Dépense annuelle

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|----------------------|------------|
| Frais de copropriété | \$5,772.00 |
| Total | \$5,772.00 |

ADDENDA

Stunning 2021-Built Two-Story Condo -- Breathtaking Panoramic City Views!

Located in a highly sought-after area of Saint-Léonard, this modern and sun-filled condo will charm you from the moment you walk in. Offering 2 bedrooms + 1 mezzanine-level room, a private rooftop terrace with panoramic views of the Olympic Stadium and the city, this property is the perfect blend of comfort, style, and functionality.

Key Features:

Open-concept living space combining the living room, dining area, and kitchen, filled with natural light thanks to expansive windows.

Contemporary kitchen with quartz breakfast counter, ceramic backsplash, ample storage, recessed lighting with dimmers, and pre-installed water line for the refrigerator.

Primary bedroom with a spacious walk-in closet and a second well-sized bedroom.

Elegant bathroom featuring double vanity sinks, a large ceramic shower with rainfall showerhead, and a vanity with generous storage space.

Cleverly designed storage space under the staircase.

Upstairs, the mezzanine serves as a versatile space--perfect for a bedroom, home office, or family room--and includes a powder room and direct access to a huge private terrace with breathtaking views. Glass railing adds a sleek, modern touch.

Inclusions:

Indoor parking space #18 with wiring ready for an electric car charging station.

Storage unit #9 with bicycle rack.

Prime Location:

Just steps from the planned extension of the Blue metro line.

Close to Highways 40 and 25, Maisonneuve Park, hospitals, grocery stores, pharmacies, restaurants, and much more.

A turnkey property, ideal for those who appreciate urban comfort and peaceful living.

Détails du bâtiment et intérieur de la propriété

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|------------------------|-------------|
| Catégorie de propriété | Residential |
| Année de construction | 2021 |
| Number of Rooms | 9 |
| Superficie Habitable | 907.41 PC |
| Nombre d'étages | 8 |

| | |
|-----------------------------|---|
| Type de Windows | Crank handle , French window |
| Garage | Heated , Fitted , Single width |
| Salle de bain / salle d'eau | Adjoining to the master bedroom , Separate shower |

Caractéristiques du terrain et extérieur

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|--|---|
| Vue | Panoramic , City |
| Stat. (total) | Garage , 1 |
| Cadastre - Parking (inclus dans le prix) | Garage , 1 |
| Proximité | Highway , Daycare centre , Hospital , Park - green area , Bicycle path , Elementary school , High school , Public transport |

DÉTAILS DES PIÈCES

| Room | Level | Dimensions | Flooring | Description |
|----------------|-----------|---------------|----------------|-----------------------|
| Hallway | 8 | 8.5x3.8 ft | Ceramic tiles | |
| Kitchen | 8 | 8.11x8.9 ft | Ceramic tiles | |
| Living room | 8 | 18.11x14.4 ft | Floating floor | open with dining room |
| Bathroom | 8 | 8.3x8.6 ft | Ceramic tiles | |
| Master bedroom | 8 | 11.9x11 ft | Floating floor | |
| Walk-in | 8 | 4.11x9.4 ft | Floating floor | |
| Bedroom | 8 | 10.1x9.11 ft | Floating floor | |
| Bedroom | Mezzanine | 11.4x11.6 ft | Floating floor | |
| Washroom | Mezzanine | 2.7x6.8 ft | Ceramic tiles | |

Caractéristiques

| | |
|----------------------|--------------------------|
| Système de chauffage | Electric baseboard units |
| Énergie de chauffage | Electricity |

| | |
|--------------------------|--|
| Équipements / services | Other , Private Terrace , Ventilation system , Entry phone , Electric garage door , Wall-mounted heat pump |
| Approvisionnement en eau | Municipality |
| Système d'égout | Municipal sewer |
| Zonage | Residential |
| Un accès facile | Elevator |
| Services disponibles | Fire detector |

INCLUSIONS & EXCLUSIONS

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|------------|--|
| Inclusions | 2 Wall-mounted Thermopumps, light fixtures, blinds |
| Exclusions | All appliances, all tv bracks on walls. |

