



Mario Conte  
Delivering the Impossible  
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**Montréal (Rivière-des-Prairies/Pointe-aux-Trembles)-12000,  
41e Avenue (R.-d.-P.), 106**

**\$385,000**



**12000, 41e Avenue (R.-d.-P.), Montréal (Rivière-des-Prairies/Pointe-aux-Trembles), H1E2E7**

ULS : 21613553

[VISITE DE LA PROPRIÉTÉ](#)

Prestigious condo with elevator and indoor garage! Spacious 1,081 sq.ft. condo offering 2 large bedrooms, a full bathroom with separate shower and bath, and a bright, open-plan living space. Private balcony, heated indoor parking (#16) and storage included. Ideally located within walking distance of transportation, schools, daycares, parks, grocery stores (IGA, Maxi, Costco), restaurants, banks and more. Quick access to highways 40/440/25 and RDP station. Perfect for first-time buyers, retirees or anyone seeking comfort and convenience. A visit is a must!

## INFORMATIONS DÉTAILS

### PROPRIÉTÉ EN VEDETTE

Chambre en vedette	2
Salle de bain en vedette	1
Garage en vedette	3
Foyer en vedette	Other , Electric

### Financiers

#### Évaluation municipale

Évaluation du terrain	\$35,700.00
Évaluation du bâtiment	\$265,600.00
Évaluation municipale	\$301,300.00

#### Taxes

Municipale	\$2,152.00
École	\$239.00
Total	\$2,391.00

#### Dépense annuelle

Frais de copropriété	\$2,976.00
Total	\$2,976.00

## ADDENDA

Prestige condo with ELEVATOR and INTERIOR GARAGE -- 2 bedrooms + storage

Treat yourself to the comfort of a magnificent 1,081 ft<sup>2</sup> condo bathed in natural light, located in a well-maintained building with elevator. This spacious, well-designed unit offers 2 large bedrooms, a spacious bathroom with separate shower and bath, as well as an open-plan living space ideal for entertaining or relaxing on your private balcony.

Perfectly located steps from all amenities, this condo includes an indoor heated garage (parking #16), storage space, and peace of mind rare in the city. A perfect choice whether for a first property, a well-deserved retirement, or simply to live in absolute comfort.

Nearby amenities:

+ 4 elementary schools, 1 high school and Cégep

Marie-Victorin within a 5 km radius

+ Several daycare centers within 3 km

+ CSLC, 6 parks, sports centers, SAQ, Canadian Tire, banks, pharmacies, grocery stores (IGA, Maxi, Costco), restaurants and cafés

+ Quick access to highways 40/440/25

+ Buses leading directly to metro stations

+ ATM train station (RDP) nearby

Turnkey unit, bright and well located in a dynamic family neighborhood. A visit is a must!

## Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Année de construction	2008
Number of Rooms	6
Superficie Habitable	1,011.82 PC
Nombre d'étages	3
Type de Windows	Crank handle , French window
Revêtement	Brick
Toiture	Asphalt shingles
Garage	Heated , Fitted , Single width
Salle de bain / salle d'eau	Separate shower

## Caractéristiques du terrain et extérieur

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

## DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Master bedroom	1st level/Ground floor	12x14 ft	Wood	
Bedroom	1st level/Ground floor	10.6x12 ft	Wood	
Bathroom	1st level/Ground floor	9.8x8.8 ft	Ceramic tiles	
Laundry room	1st level/Ground floor	5.1x6.10 ft	Ceramic tiles	
Living room	1st level/Ground floor	17.9x16 ft	Ceramic tiles	
Kitchen	1st level/Ground floor	12x8 ft	Ceramic tiles	

## Caractéristiques

Système de chauffage	Electric baseboard units
Énergie de chauffage	Electricity
Cheminée-Poêle	Other , Electric
Équipements / services	Wall-mounted air conditioning , Ventilation system , Entry phone , Electric garage door
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Toiture	Asphalt shingles
Zonage	Residential
Aménagement paysager	Landscape
Un accès facile	Elevator

Foyer

Other , Electric

Services disponibles

Fire detector

## INCLUSIONS & EXCLUSIONS

Inclusions      Electric fixtures, blinds, curtains and rods, wall-mounted air conditioning, electric water heater, electric fireplace.

