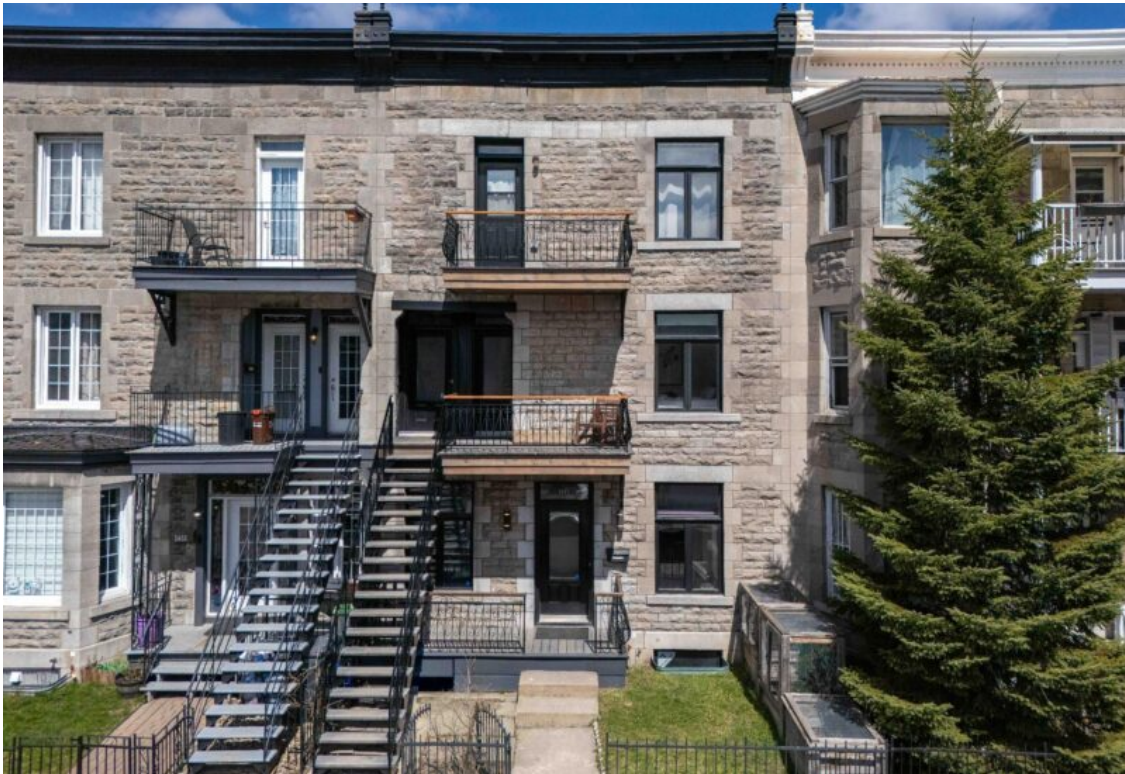


1443 Rue Viau Montréal (Mercier/Hochelaga-Maisonneuve) (Montréal)

Reference: 25082850



\$ 474,900

2 Bedrooms 1 Bathroom 913 ft²



Joey Belisle
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Informations non contractuelles

BARNES Québec
1472 Sherbrooke Ouest
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quebec@barnes-international.com

Bedrooms : 2

Bathrooms : 1

Rooms : 8

Property area : 913 ft²

Construction : 1910

Floors : 2

Located in the sought-after and vibrant HOMA neighborhood, this charming condominium offers two bright bedrooms and a modern bathroom. Its open and functional living space allows you to fully enjoy a thoughtfully designed layout. Extended by a large semi-covered terrace, a true extension of the living area, this unit provides the perfect balance of comfort and urban tranquility. Close to all amenities: Marché Maisonneuve, public transportation, parks, and various services. An opportunity not to be missed!

*** The amounts shown for the municipal assessment roll, as well as municipal and school taxes, apply to the entire property and must be allocated proportionally according to the ownership share (undivided co-ownership). ***Upon entering, a welcoming and functional hall with practical storage space leads to an open-concept living area filled with natural light. The living room, warm and inviting, flows seamlessly into the dining area and kitchen. Modern and well designed, the kitchen stands out with its large central island featuring a sink and breakfast counter, ample cabinetry, and excellent functionality. A patio door provides direct access to the outdoors, creating a smooth transition between spaces. The unit offers two well-sized bedrooms. The bathroom, modern and functional, incorporates a practical laundry area, optimizing everyday living. It features a bathtub with a sleek glass shower, a contemporary vanity with storage, and a discreetly integrated washer-dryer space complemented by additional cabinetry. Additional storage space completes the unit. Enjoy recessed lighting, hardwood floors, and impeccable maintenance throughout. Outside, take advantage of a spacious, landscaped terrace, perfect for entertaining, with a dining area, lounge space, and a covered structure. In 2024, the front stairs and balconies were completely redone by Escaliers Montréal at a cost of \$44,035.85; the invoice is available. Nearby* Shops: Marché Maisonneuve, Promenade Ontario, Sainte-Catherine Street East (restaurants, cafés, boutiques)* Schools: École Louis-Dupire, Collège de Maisonneuve* Parks & green spaces: Parc Maisonneuve, Boisé Steinberg* Major roadways: Sherbrooke Street, Hochelaga Street, Pie-IX Boulevard* Healthcare: CIUSSS de l'Est-de-l'Île-de-Montréal* Transportation: Vau Metro Station, Joliette Metro Station, buses (34, 125, 139)

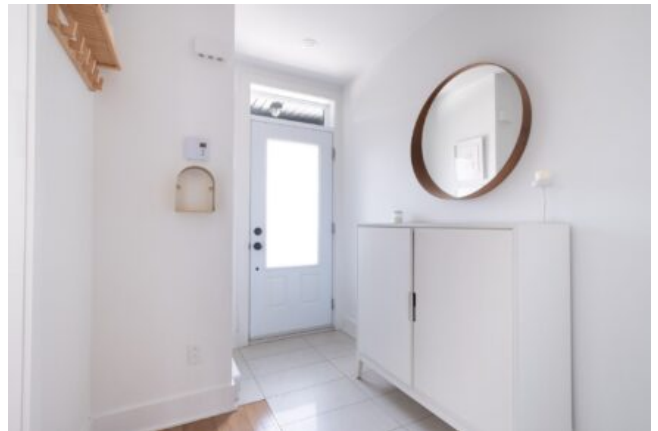
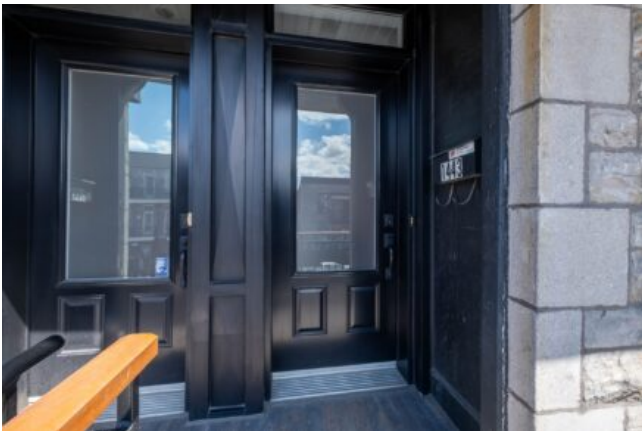
Included : Blinds (curtains), refrigerator, dishwasher, stove, range hood, washer, dryer, kitchen stools, outdoor sofa, storage shelving, light fixtures.

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