

## 22 Rue Beaubien E. #505 Montréal (Rosemont/La Petite-Patrie) (Montréal)

Reference: 16503370



**Sold**

2 Bedrooms 1 Bathroom 1 087 ft<sup>2</sup>



**Samia Ouertani**  
(514) 572-1213 | Email



**Eliess Khoury**  
(514) 566-1912 | Email



**Syrine Khoury**  
(514) 562-1404 | Email

Informations non contractuelles

**BARNES Québec**  
1472 Sherbrooke Ouest  
Montréal, QC H3G 1L3



+1 514.933.3235  
quebec@barnes-international.com

Bedrooms : 2

Bathrooms : 1

Rooms : 7

Shower rooms : 1

Property area : 1 087 ft<sup>2</sup>

Construction : 2010

Floors : 5

Renovated Two-Level Apartment-Terrace Offering Spectacular Views with Nearly Full Wall Windows The main floor features a bright living area, a modern kitchen, a west-facing balcony, and a bathroom with a large shower. On the mezzanine, the master bedroom enjoys an ensuite bathroom and a spacious private terrace. Includes garage, storage, bike space, and a shared rooftop terrace with breathtaking views.

Location Located in the heart of Little Italy, just steps from the Jean-Talon Market, the metro, shops, and renowned restaurants along Boulevard St-Laurent. A dynamic, sought-after, and highly walkable neighborhood. Unit Features Fully renovated concrete condo spread over two levels. Exceptional windows covering nearly all walls, providing unmatched natural light and breathtaking views of the neighborhood. Open living area on the main level, highlighting natural light and unobstructed perspectives. Modernized kitchen with high-quality materials and contemporary design. West-facing balcony adjacent to the living space. Main floor bathroom equipped with a large shower. Mezzanine / Primary Suite Primary bedroom located on the mezzanine, also benefiting from the views thanks to generous windows. Ensuite bathroom. Large private terrace, perfect for an exclusive and intimate outdoor space. Building & Common Areas Access to a spacious rooftop terrace offering impressive views of Mount Royal and the surrounding rooftops. Bicycle storage, indoor garage, and additional storage space. Well-managed and meticulously maintained building. Condo Fees Monthly fees are \$818, covering more services than most comparable condominiums. Breakdown for 2025: contingency fund \$236, maintenance/repairs \$189.30, administrative fees (conciierge, security, management, professional fees) \$179.85, energy \$144.50, insurance \$68.14. Compared to typical fees in similar buildings (usually around \$500-\$600/month here, which include private energy, conciierge, general maintenance, and management), the real difference is \$40-\$80/month for comprehensive management, fewer unforeseen costs, and better protection of your investment.

Included : Dining room light fixtures, all blinds and curtains, stove, fridge, dishwasher,

Informations non contractuelles

**BARNES Québec**  
1472 Sherbrooke Ouest  
Montréal, QC H3G 1L3



+1 514.933.3235  
quebec@barnes-international.com

microwave, washer-dryer, light fixtures on each side of the bed, both TVs, king bed frame and headboard, Murphy bed. Gas BBQ and its stainless steel cabinet, Wall-mounted bookcase

Excluded : Artworks, personal belongings



Informations non contractuelles

**BARNES Québec**  
1472 Sherbrooke Ouest  
Montréal, QC H3G 1L3



+1 514.933.3235  
quebec@barnes-international.com