

# 4401 Rue Parthenais Montréal (Le Plateau-Mont-Royal) (Montréal)

Reference: 21003232



**Sold**

2 Bedrooms 1 Bathroom 1 143 ft<sup>2</sup>



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Informations non contractuelles

**BARNES Québec**  
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Bedrooms : 2

Bathrooms : 1

Rooms : 9

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Property area : 1 143 ft<sup>2</sup>

Construction : 1910

Floor : 2

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Floors : 3

Located in the heart of Plateau Mont-Royal, this beautiful 2BDR condo stands out with its brightness, high ceilings and warm wood floors. The living and dining areas create an inviting atmosphere, while the renovated kitchen features a wood countertop, tile backsplash and large island. The 2nd BDR, spacious and filled with natural light, can be reconfigured into 2 separate rooms to add a dedicated office space. The primary bedroom offers a generous walk-in closet, a valuable asset. A versatile rear room with laundry area completes the layout. The balcony overlooks a classic Plateau courtyard, just steps from cafés, restaurants and parks.

Located in the heart of the Plateau Mont-Royal, one of Montréal's most sought-after neighborhoods, this beautiful two-bedroom condo perfectly blends historic charm with modern comfort. From the moment you step inside, you're greeted by bright, inviting spaces highlighted by high ceilings, large windows, and warm hardwood floors that flow throughout the unit. The entry hall and long corridor provide a fluid, well-structured layout that enhances the overall sense of openness.

The spacious and welcoming living room features stunning windows that allow abundant natural light to pour in. Architectural details, mouldings, and a warm atmosphere create an authentic setting ideal for urban living. The dining room, adjacent to the kitchen, serves as a central gathering space, enhanced by a vintage-style built-in that adds a unique touch of character.

The fully redesigned kitchen strikes the perfect balance between design and functionality, with butcher-block countertops, white tile backsplash, a large island, and plenty of storage. This inviting space is ideal both for cooking and hosting, with direct access to the back balcony overlooking a classic Plateau courtyard.

The primary bedroom — currently furnished with a bed — offers a generous walk-in closet, a highly desirable feature. Versatile and comfortable, it adapts easily to a variety of needs.

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The second bedroom, the largest of the two and currently set up as an office, stands out with its brightness and generous volume. It also offers excellent layout potential and can easily be reconfigured into two separate rooms, allowing for a closed bedroom plus a dedicated office – an ideal setup for remote work or maximizing functionality.

The bathroom completes the interior with a modern, refined style featuring a bath-shower combo, large ceramic finishes, and a double vanity, creating a practical and elegant space.

At the rear of the unit, a versatile room accommodates the laundry area along with a charming bar or lunch nook, illuminated by horizontal windows that bring in a unique, natural light. The balcony overlooks a classic Plateau urban courtyard with iconic spiral staircases and a warm neighborhood ambiance.

Within walking distance of cafés, restaurants, shops, parks, and bike paths, this condo offers an exceptional lifestyle where everything is accessible on foot. A perfect balance of style, functionality, and vibrant community living.

Included : Appliances (refrigerator, washer, dryer, dishwasher, gas oven), 2 double PAX wardrobes from the walk-in closet + the 4 mirrored doors, 2 single PAX cabinets in the laundry room, wooden countertop for the washer and dryer, wall-mounted drying rack in the laundry room, storage and bike/outdoor gear rack, dining room light fixture (holophane).

Excluded : Hallway light fixture (white/orange), living room light fixture, walk-in closet light fixture, wine fridge.



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