

## 4424 Rue D'Iberville Montréal (Le Plateau-Mont-Royal) (Montréal)

Reference: 27086632



**\$ 890,000**

**+TPS/TVQ (\$ 1,023,277)**

3 Bedrooms 2 Bathrooms 1 567 ft<sup>2</sup>

Informations non contractuelles

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



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quebec@barnes-international.com



**Benjamin Pelletier**  
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Bedrooms : 3

Bathrooms : 2

Rooms : 7

Property area : 1 567 ft<sup>2</sup>

Construction : 2025

Floor : 1

Floors : 3

IMMEDIATE OCCUPANCY – Unit 4428 | LEDUC d'Iberville. Stunning divided co-ownership by LA SHED, ideally located just steps from Parc Baldwin in the heart of Le Plateau-Mont-Royal. This bright, cross-through unit features exceptional natural light, an open-concept living area, 3 bedrooms, and a private terrace. High-end finishes include engineered maple flooring, quartz countertops, architectural windows with anthracite frames, and carefully selected materials throughout. Close to Frontenac station and the vibrant Shop Angus. A distinctive project combining design, quality, and a highly sought-after location.

#### Quality Living – Plateau-Mont-Royal

Located on d'Iberville Street, in the sought-after eastern sector of Le Plateau-Mont-Royal, this residential project is just steps from beautiful Parc Baldwin, between Mont-Royal Avenue and Marie-Anne Street, in the heart of a vibrant neighborhood offering local shops, cafés, and services.

Situated on the west side of the street, the building benefits from optimal sunlight exposure, providing exceptional natural light to the courtyards, terraces, and living spaces. This newly built three-storey building with mezzanine includes 8 units designed by the architecture firm LA SHED. The layouts have been carefully conceived to meet the needs of a diverse clientele—professionals, couples, and families seeking comfort and quality of life.

#### Layout & Natural Light

\* Cross-through unit offering abundant natural light\* Generous windows at both the front and rear\* Open-concept living area (living room, dining room, and kitchen)\* Private terrace / yard

#### Kitchen & Living Spaces

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\* Sleek, modern kitchen with expansive countertop space\* Optimized and abundant storage\*  
Ideal layout: 3 generously sized bedrooms

#### Materials & Finishes

\* Architectural doors and windows with anthracite frames\* Engineered maple hardwood flooring\* Quartz countertops\* Undermount sink\* Mosaic stone backsplash\* Porcelain tiles inspired by Venetian terrazzo

#### Exceptional Location

\* 1-minute walk to Parc Baldwin\* 5 minutes by bus to Frontenac station\* 5 minutes by bike to Shop Angus\* Close to the shops, cafés, and services of the Plateau

A thoughtfully designed project offering a unique living environment in one of Montréal's most desirable neighborhoods.

Sound Transmission Index (STI) – 68

Acoustic floor assembly between two units: hardwood flooring, 1.5" concrete topping slab over Sonopro acoustic membrane by MSL, insulation within the joist cavity, resilient channels, and double layer of 5/8" Type X gypsum board. This assembly meets high acoustic performance standards.

#### Notary

Me Geneviève Legault, NotaryBenoit, Leclerc, Legault, Notaries Inc.305-1600 Henri-Bourassa West, Suite 228Montreal (Quebec) H3M 3E2Telephone: 514-335-4335 #228

#### Residential Construction Guarantee (GCR)

Included : Built-ins, wall-mounted air conditioner optional.

Excluded : Appliances and light fixtures.

