

# 6723 25e Avenue Montréal (Rosemont /La Petite-Patrie) (Montréal)

Reference: 26381397



**\$ 437,000**

2 Bedrooms 1 Bathroom 759 ft<sup>2</sup>



**Julien Brissette-Cayer**  
(438) 777-7243 | Email



**Maude Brien**  
(514) 926-1030 | 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 : 6

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Property area : 759 ft<sup>2</sup>

Construction : 1951

Floor : 2

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Floors : 2

Authentic Charm in the heart of the new Rosemont! Discover this stunning top-floor undivided co-property, where 1951 character meets sleek, modern updates. This unit features 2 bedrooms, a bathroom with both a soaking tub and independent shower, a streamlined kitchen, and beautiful hardwood floors throughout. Enjoy a private fenced backyard and ample storage space in the basement. Unique Feature: Exclusive right to build a rooftop mezzanine. Experience the ultimate neighborhood lifestyle near Maisonneuve Park, the Botanical Garden, and the culinary gems of Beaubien Street. The perfect balance of urban excitement and peaceful living.

Authentic Charm and High Potential in the Heart of Rosemont!

// A Sanctuary of Light and Character

Discover this stunning top-floor unit in an undivided co-property, where 1951 charm meets soft, modern sophistication. From the moment you enter, you will be captivated by the warmth of the hardwood floors and the inviting atmosphere that fills every room. The living room, a true invitation to relax, features large bay windows and elegant French doors, creating a fluid and airy visual perspective.

The kitchen, fully updated with a sleek design, opens onto a convivial dining area. The bathroom features a built-in bathtub and a separate shower. With its two bedrooms, this home offers the perfect balance between urban living and peaceful comfort. For your logistical needs, the shared basement provides ample storage space as well as washer/dryer hookups. Outside, a fenced backyard awaits, offering a private and secure green space in the heart of the city.

// Exceptional Potential: Reach New Heights

One of the standout features of this unit is its expansion potential. According to the co-

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property agreement, the owner of this unit holds the exclusive right to build a mezzanine above the building's roof. This project, to be completed at the buyer's expense and in compliance with municipal regulations, allows you to imagine a dream master suite or a suspended workspace with breathtaking views of the neighborhood.

### A Vibrant and Family-Friendly Neighborhood

Moving to 6723 25th Avenue means choosing a lifestyle where everything is accessible by foot or bike. This sought-after sector of Rosemont is known for its tight-knit community and iconic green spaces. You will be just steps away from Maisonneuve Park and the Botanical Garden, true "green lungs" perfect for morning jogs or family picnics.

Epicureans will be delighted by the local offerings on Beaubien Street and the surrounding area: artisan bakeries, specialty coffee shops, and welcoming microbreweries line the streets. Between the high-quality schools, the famous Cinéma Beaubien, and quick access to services, this area perfectly embodies the balance between Montreal's excitement and the tranquility of an authentic neighborhood.

Seize the opportunity to live in the heart of Rosemont and bring your most inspiring projects to life. Welcome home!

Included : Included in the sale are two fans, the bathroom and kitchen blinds, and the curtain rods located in the office and living room. The office curtains are also included, along with the IKEA bookcase in the living room, the dishwasher, and the wall-mounted heat pump. Rounding out the inclusions are the range hood, the television with its wall mount, and the IKEA medicine cabinet.

Excluded : All personal belongings.



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