

955 Av. Pratt Montréal (Outremont) (Montréal)

Reference: 28705258



Sold

4 Bedrooms 2 Bathrooms 1 988 ft²



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Informations non contractuelles

BARNES Québec
1472 Sherbrooke Ouest
Montréal, QC H3G 1L3



+1 514.933.3235
quebec@barnes-international.com

Bedrooms : 4

Bathrooms : 2

Rooms : 12

Property area : 1 988 ft²

Construction : 1942

Floor : 2

Floors : 1

Beautiful two-level apartment (ground floor and basement) located in the heart of Outremont. Featuring bright, well-proportioned living spaces, it offers a functional kitchen with island and breakfast nook, a welcoming dining area, and a warm, inviting living room. The property includes 4 bedrooms, with 2 on the main level and 2 in the basement, as well as 2 full bathrooms. The fully finished basement provides a versatile space ideal for a family room or home office. Outdoor parking and a paved outdoor area included. Prime location close to schools, parks, and all services.

Charming apartment in Outremont Located on Pratt Street in Outremont, this beautiful property stands out with its generous spaces, exceptional natural light, and timeless charm. On the main floor, you'll be welcomed by a spacious, light-filled living room, perfect for entertaining. The warm, separate dining room provides a cozy space for family meals. The intimate kitchen with breakfast nook opens onto the balcony, ideal for enjoying sunny days. Two bedrooms, a bathroom with bathtub, and high ceilings complete this level with elegance. The fully finished basement offers a large family room with office space, a bedroom with direct access to the bathroom, a second bedroom (without a window), a bathroom with shower, a laundry area, and plenty of storage, perfectly meeting the needs of modern family life. Recent Renovations and Improvements: Summer 2025* Partial resurfacing of the asphalt. Summer 2024* Replacement of brick soldier-course sills with stone sills.* Repointing of the masonry joints at the stone entrance (Artisan de la Pierre BP inc.). Summer 2023* Painting of the rear balconies. Summer 2022* Painting of the kitchen. July 2021* Complete renovation of the ground-floor bathroom (materials from Ramacieri). * Full painting of the ground floor and basement.* Pruning of the rear tree, carried out following the inspection report.* Improvements made to the kitchen. Ideally located close to top schools, parks, and public transit, this property is a rare opportunity to establish your home in a family-friendly, vibrant, and sought-after neighborhood. Note: The second bedroom in the basement does not have a window.

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Included : Dishwasher, stove, refrigerator and basement refrigerator, PAX units in the bedroom and in the entryway.

Excluded : Washer and dryer, Tiffany lamp (kitchen), schoolhouse lamp (children's bedroom), living room and primary bedroom curtains, freezer.



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