BARNES INTERNATIONAL REALTY | Québec

4426 Rue D'Iberville Montréal (Le Plateau-Mont-Royal) (Montréal)

Reference: 19241484

$ 694,900
+TPS/TVQ ($ 798,961)

3 Bedrooms 1 Bathroom 1 147 ft²

Informations non contractuelles

BARNES Québec
1472 Sherbrooke Ouest
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Bedrooms : 3	Bathrooms : 1	Rooms : 6
Property area : 1 147 ft²	Construction : 2025	Floor : 3
Floors : 3		

IMMEDIATE OCCUPANCY — Unit 4426B | LEDUC d'Iberville Stunning divided co-ownership by LA SHED, located just steps from Parc Baldwin in the heart of the Plateau-Mont-Royal. This bright through-unit offers exceptional natural light, an open-concept living area, three bedrooms across two levels, and a private rooftop terrace. High-end finishes include engineered maple flooring, quartz countertops, architectural windows with anthracite frames, and carefully curated materials throughout. Close to Frontenac Station and Shop Angus. A distinctive project combining design, quality craftsmanship, and a highly sought-after location.

Quality Residences — Plateau-Mont-RoyalLocated on d'Iberville Street in the highly sought-after eastern 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 neighbourhood offering local shops, cafés, and everyday services.Positioned 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 new three-storey construction with mezzanine features 8 thoughtfully designed units by renowned architecture firm LA SHED. Each layout has been carefully planned to meet the needs of professionals, couples, and families seeking comfort and quality of life.Layout & Natural Light* Through-unit offering abundant natural light* Generous windows at the front and rear* Open-concept living area (living room, dining room, and kitchen)* Private rooftop terraceKitchen & Living Spaces* Sleek, contemporary kitchen with expansive workspace* Optimized storage throughout* Two bedrooms on the second floor* Primary suite on the third floor with direct terrace access* Ideal configuration for professionals or couples seeking space and characterMaterials & Finishes* Architectural doors and windows with anthracite frames* Engineered maple wood flooring* Quartz countertops* Undermount sink* Mosaic stone backsplash* Porcelain tiles inspired by Venetian terrazzoExceptional Location* 1-minute walk to Parc Baldwin* 5-minute bus ride to Frontenac Station* 5-minute bike ride to Shop Angus* Steps from the shops, cafés, and services of the Plateau-Mont-

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RoyalA thoughtfully conceived project offering a distinctive living environment in one of Montreal's most desirable neighbourhoods.

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

Excluded : Appliances and light fixtures.

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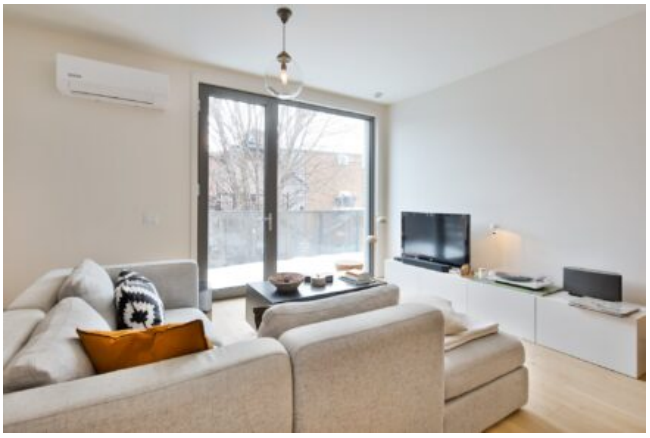

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