



Stéphane Garneau  
Courtier immobilier résidentiel et  
commercial Stéphane Garneau Courtier  
Immobilier Inc.  
C : 514 244-7744  
C: stephane@stephane-garneau.com

**Montréal (Rosemont/La Petite-Patrie)-6522, Boul. de  
l'Assomption**

**\$424900**



**6522, Boul. de l'Assomption, Montréal (Rosemont/La Petite-  
Patrie), H1T2N1**

ULS : 17210522

[VISITE DE LA PROPRIÉTÉ](#)

MAGNIFICENT CONDO of 897 sq. ft. on the 1st floor (ground level) - not a Garden-Level Unit! Corner unit bathed in light on three sides, offering 2 bedrooms, a renovated kitchen with open concept dining and living area, in-unit laundry, wood fireplace, a private backyard terrace, a front balcony, one parking space and a 240V outlet for EV charging. Well-maintained condo with affordable condo fees (\$159/month). Prime location in the heart of Nouveau-Rosemont: L'Assomption Metro, Santa-Cabrini and Maisonneuve-Rosemont hospitals, future Césira-Parisotto Metro station (Blue Line extension under construction), parks, schools, everything nearby !

## INFORMATIONS DÉTAILS

### PROPRIÉTÉ EN VEDETTE

Chambre en vedette	2
Salle de bain en vedette	1
Foyer en vedette	Wood fireplace

### Financiers

#### Évaluation municipale

Évaluation du terrain	\$86,500.00
Évaluation du bâtiment	\$283,500.00
Évaluation municipale	\$370,000.00

#### Taxes

Municipale	\$2,332.00
École	\$270.00
Total	\$2,602.00

#### Dépense annuelle

Frais de copropriété	\$1,908.00
Total	\$1,908.00

### ADDENDA

WELCOME to 6522 boulevard de l'Assomption, in Montreal, in the sought-after neighbourhood of Nouveau-Rosemont! MAGNIFICENT corner CONDO on the 1st floor (ground level) -- Not a Garden-Level unit! With windows on three sides, this bright unit of approximately 897 sq. ft. will charm you from the very first visit.

**KEY FEATURES:**

- \* Corner unit on the 1st floor (ground level) -- exceptional brightness on three sides
- \* Living area of approximately 897 sq. ft.
- \* Two (2) spacious bedrooms
- \* Open concept living area
- \* Wood-burning fireplace in the living room
- \* Wall-mounted air conditioner (2011)
- \* Independent laundry room with washer and dryer
- \* Front balcony and private backyard terrace
- \* 240V outlet available for EV charging
- \* Private parking in the rear, snow removal included in winter (contract)
- \* Well-maintained small condo -- affordable condo fees (\$159/month)

**IMPROVEMENTS:**

- \* 2025: Roof covering
- \* 2020: Flooring (living room, hallway and bedrooms)
- \* 2020: Drywall replacement and insulation throughout the unit (including paint)
- \* 2015: Windows (3), renovated shower and intercom
- \* 2013: Front balcony with railings
- \* 2011: Wall-mounted air conditioner
- \* 2010: Fully renovated kitchen

**PRIME LOCATION:**

In the heart of Nouveau-Rosemont, steps from Santa-Cabrini hospital, close to Maisonneuve-Rosemont hospital, L'Assomption Metro station, the future Césira-Parisotto Metro station (Blue Line extension under construction), Parc Joseph-Paré, Alphonse-Desjardins elementary school, Marguerite-De Lajemmerais high school, rue Beaubien, Highway 40 and cycling paths. Everything is here!

Occupancy date to be discussed.

The wood-burning fireplace and chimney are sold without any warranty as to their compliance with applicable regulations and the requirements imposed by insurance companies.

## Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Taille	
Année de construction	1990
Number of Rooms	10

Superficie Habitable	897.72 PC
Nombre d'étages	2
les fenêtres	PVC
Revêtement	Brick
Toiture	Asphalt shingles
Salle de bain / salle d'eau	Separate shower

## Caractéristiques du terrain et extérieur

Topographie	Flat
Stat. (total)	Outdoor , 1
Proximité	Highway , Cegep , Daycare centre , Hospital , Park - green area , Bicycle path , Elementary school , High school , Public transport

## DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Hallway	1st level/Ground floor	7.1x6.1 ft	Ceramic tiles	
Kitchen	1st level/Ground floor	11.8x10.11 ft	Ceramic tiles	
Dining room	1st level/Ground floor	12.2x6.1 ft	Wood	
Living room	1st level/Ground floor	10.11x17.0 ft	Wood	
Master bedroom	1st level/Ground floor	9.8x17.1 ft	Floating floor	
Bedroom	1st level/Ground floor	11.0x10.8 ft	Floating floor	
Bathroom	1st level/Ground floor	7.3x10.8 ft	Ceramic tiles	
Laundry room	1st level/Ground floor	4.8x2.9 ft	Ceramic tiles	
Storage	1st level/Ground floor	8.6x2.9 ft	Ceramic tiles	
Storage	1st level/Ground floor	5.0x2.6 ft	Ceramic tiles	

## Caractéristiques

Système de chauffage	Space heating baseboards , Electric baseboard units
----------------------	---

Énergie de chauffage	Electricity
Cheminée-Poêle	Wood fireplace
Équipements / services	Wall-mounted air conditioning , Entry phone
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Toiture	Asphalt shingles
Zonage	Residential
Allée	Asphalt
Armoire	Melamine
Foyer	Wood fireplace
Restrictions / autorisations	Animals allowed

## INCLUSIONS & EXCLUSIONS

**Inclusions** Dishwasher, curtains, blinds and curtain rods, light fixtures, wall-mounted air conditioner, and water heater.

**Exclusions** EV charging station, built-in wall unit in the living room (bookcase) and the TV mount in the living room.

