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**\$389,000**

4475 Rue St-Dominique, apt. 2, Montréal (Le Plateau-Mont-Royal), H2W 2B4

**Centris No.**

24258793 (Active)

**Seller's Declaration**

Yes

<b>Property Type</b>	Apartment (Div. 10%)	<b>Occupancy</b>	90 days PP/PR Accepted
<b>Style</b>	One storey	<b>Deed of Sale Signature</b>	90 days PP/PR Accepted
<b>Floor</b>	TERR	<b>Lot Eval.</b>	\$52,900 (2022)
<b>Building Type</b>	Attached	<b>Building Eval.</b>	\$209,800 (2022)
<b>Year Built</b>	1997	<b>Mun. Taxes</b>	\$2,067 (2022)
<b>Plan Priv. Portion Area</b>	798.68 sqft	<b>School Taxes</b>	\$245 (2022)
<b>Lot Area</b>		<b>Condominium Fees</b>	\$ 1,704 (\$ 142/month)
<b>Expected Delivery Date</b>			
<b>Cert. of Location</b>	Yes (2017)		
<b>Body of Water</b>			



<b>Rooms</b>	6	<b>Bedrooms</b>	2+0	<b>Bathrooms and Powder Rooms</b>	1+0
<b>Level</b>		<b>Room</b>		<b>Size</b>	<b>Floor Covering</b>
GL		Living room		17.6 X 8.10 ft	Wood
GL		Dining room		14.2 X 7.4 ft	Wood
GL		Kitchen		9.7 X 7.7 ft	Cork
GL		Primary bedroom		14.7 X 10.2 ft	Wood
GL		Bedroom		14 X 10.8 ft	Wood
GL		Bathroom		7.9 X 7.7 ft	Tiles



**Inclusions**

Fridge, stove, dishwasher, washer & dryer, all window treatments, alarm system

**Exclusions**



<b>Sewage System</b>	Municipality	<b>Heating System</b>	Electric baseboard units, Forced air	<b>Equip./Serv.</b>	Intercom
<b>Water Supply</b>	Municipality	<b>Water (access)</b>			
<b>Pool</b>		<b>Fireplace-Stove</b>	No	<b>Renovations</b>	
<b>Cadas Prkg excl pric</b>					
<b>Parkg (total)</b>					

This bright and spacious 2 bedroom 1 bathroom condo will not disappoint, featuring an updated kitchen with an open flow, hardwood floors throughout, 2 large balconies and in condo laundry. All this in the heart of the Plateau within walking distance to an unlimited amount of shops & restaurants. Also less than a 10 minute walk to the closest metro station.

Source: ROYAL LEPAGE ELITE, Real Estate Agency, ROYAL LEPAGE VILLAGE, Real Estate Agency

2022-02-23 at 9:42 pm