Centris No. 24003436 **(Active)**

[See all pictures]

$569,000

981 Rue de l'Église, apt. 302
Montréal (Verdun/Île-des-Soeurs)
H4G 2N7
Region Montréal
Neighbourhood Verdun
Near Bannantyne

Body of Water

Property Type	Apartment	**Year Built**	2006
Style	One storey	**Expected Delivery Date**	
Condominium Type	Divided	**Specifications**	
Year of Conversion		**Declaration of co-ownership**	
Building Type	Attached		
Floor	3rd floor		
Total Number of Floors	3	**Special Contribution**	
Total Number of Units		**Meeting Minutes**	
Private Portion Size		**Financial Statements**	
Plan Priv. Portion Area	88.1 sqm	**Building Rules**	
		Reposess./Judicial auth.	No
Building Area		**Building insurance**	
Lot Size		**Maintenance log**	
Lot Area		**Co-ownership insurance**	
Cadastre of Private Portion	3721821	**Contingency fund study**	
Cadastre of Common Portions	3721815	**Cert. of Loc. (divided part)**	Yes (2021)
Trade possible		**File Number**	
Zoning	Residential	**Occupancy**	30 days PP/PR Accepted
		Deed of Sale Signature	30 days PP/PR Accepted

Municipal Assessment

Year	2024
Lot	$53,400
Building	$451,300
Total	$504,700 (112.74%)

Taxes (annual)

Municipal	$2,929 (2026)
School	$333 (2026)
Infrastructure	
Water	
Total	$3,262

Expenses/Energy (annual)

Condo Fees ($255/month)	$3,060
Common Exp.	
Electricity	
Oil	
Gas	
Total	$3,060

Room(s) and Additional Space(s)

No. of Rooms 7 **No. of Bedrooms (above ground + basement)** 2+0 **No. of Bathrooms and Powder Rooms** 1+0

Level	Room	Size	Floor Covering	Additional Information
GF	Living room	4.32 X 3.53 m	Wood	
GF	Dining room	4.98 X 3.38 m	Wood	
GF	Kitchen	3.66 X 2.51 m	Ceramic	
GF	Bathroom	2.18 X 2.67 m	Ceramic	
GF	Primary bedroom	3.76 X 3.91 m	Wood	
GF	Bedroom	3.35 X 3.56 m	Wood	
GF	Office	2.18 X 1.52 m	Wood	

Additional Space	Size	Cadastre/Unit number	Description of Rights
Balcony			

Features

Sewage System	Municipality	**Rented Equip. (monthly)**	
Water Supply	Municipality	**Renovations**	
Siding		**Pool**	
Windows		**Cadastre - Parkg (incl. pı**	
Window Type		**Cadastre - Parkg (excl. pı**	
Energy/Heating	Electricity	**Leased Parkg**	
Heating System	Electric baseboard units	**Parkg (total)**	
Basement		**Driveway**	
Bathroom		**Garage**	
Washer/Dryer (installation)		**Carport**	
Fireplace-Stove		**Lot**	
Kitchen Cabinets		**Topography**	
Restrictions/Permissions		**Distinctive Features**	
Pets		**Water (access)**	
Property/Unit Amenity	Private balcony, Intercom, Wall-mounted heat pump	**View**	
Building Amenity		**Proximity**	Bicycle path, CEGEP, Daycare centre, Elementary school, High school, Highway, Hospital, Metro, Park, Public transportation
Building's Distinctive Features		**Roofing**	Elastomeric membrane
Energy efficiency			
Mobility impaired accessible			

Inclusions

Refrigerator, stove, dishwasher, washer and dryer, solar shades installed (kitchen and dining room)

Exclusions

Ikea coat and shoe rack in the hallway

Remarks

Bright and beautifully maintained 2-bedroom condo in a prime location in the heart of Verdun. The open-concept living and dining areas offer a comfortable, functional layout, complemented by an updated kitchen with quartz countertops and ceramic backsplash. Thoughtful improvements include an updated bathroom vanity, added storage, dedicated office space and a wall-mounted heat pump installed in 2025. Enjoy a private balcony and an exceptional neighbourhood lifestyle, just steps from parks, bike paths, shops, restaurants and services, and within walking distance of both De l' Église and Verdun metro stations. A well-managed building!

Addendum

*Neighbour can rent his exterior parking spot in the complex on a month to month basis if required

Located on the top (3rd) floor of the building
A well-managed condo building with completed contingency fund study and maintenance logbook (Bill 16).

Recent window maintenance and improvements have been completed, including the replacement of thermopanes where required, added insulation, and servicing or replacement of components of the window crank mechanisms.
Several major building improvements have been completed in recent years, including the roof replacement, with the window work representing the most recent major project.

2 spacious bedrooms, walk-in closet + office space
Updated kitchen with quartz countertops
Custom-made solar shades (kitchen and dining room)
Wall-mounted heat pump (2025)
Water heater (2025)
Private balcony
In the heart of Verdun, close to the famous Promenade Wellington

Walk to Verdun & De l'Église metros (10-minutes)
Steps to shops, restaurants, parks & bike paths
Several bus stops near by and BIXI station
Easy street parking, no sticker/vignette required
Quick and easy access to highways 10 and 15

Sale with legal warranty of quality

Seller's Declaration Yes SD-44296

Financial institution at which buyer undertakes to obtain a loan

Scotia Bank

Source

ROYAL LEPAGE VILLAGE, Real Estate Agency

This is not an offer or promise to sell that could bind the seller to the buyer , but an invitation to submit such offers or promises.