ROYAL LEPAGE VILLAGE
Real Estate Agency
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Centris No. 11426153 **(Active)**

[See all pictures]





$2,495/month X 12 month(s)

6045 Rue Louis-Veuillot
Montréal (Mercier/Hochelaga-Maisonneuve)
H1M 2N8

Region	Montréal
Neighbourhood	Mercier
Near	
Body of Water	

Property Type	Two or more storey	**Year Built**	1966
Building Type	Semi-detached	**Expected Delivery Date**	
Intergenerational		**Seasonal**	
Building Size		**Reposess./Judicial auth.**	
Living Area	1,598 sqft	**Trade possible**	
Building Area		**Cert. of Loc.**	No
Lot Size		**File Number**	
Lot Area		**Occupancy**	2026-11-01
Cadastre	1362547	**Deed of Sale Signature**	5 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment

Year	2026
Lot	$305,200
Building	$618,300
Total	$923,500

Taxes (annual)

Municipal	
School	
Infrastructure	
Water	
Total	

Expenses/Energy (annual)

Common Exp.	
Electricity	
Oil	
Gas	
Total	

Room(s) and Additional Space(s)

No. of Rooms 9 **No. of Bedrooms (above ground + basement)** 3+0 **No. of Bathrooms and Powder Rooms** 1+1

Level	Room	Size	Floor Covering	Additional Information
GF	Living room	9.8 X 16.9 ft	Wood	
GF	Dining room	9.3 X 9.4 ft	Ceramic	
GF	Kitchen	9.3 X 10.4 ft	Ceramic	
GF	Primary bedroom	10.5 X 14.3 ft	Wood	
GF	Bedroom	8.10 X 14.11 ft	Wood	
GF	Bedroom	9.4 X 11.3 ft	Wood	
GF	Bathroom	10.4 X 7.1 ft	Ceramic	
BA1	Playroom	8.6 X 19.9 ft	Wood	
BA1	Powder room	9.3 X 3.1 ft	Ceramic	

Additional Space	Size
Garage	18.1 X 21.6 ft

Features

Sewage System	Municipality	**Rented Equip. (monthly)**	
Water Supply	Municipality	**Renovations**	
Foundation		**Pool**	
Roofing		**Parkg (total)**	Garage (2)
Siding		**Driveway**	Asphalt
Windows		**Garage**	Built-in, Heated
Window Type		**Carport**	
Energy/Heating	Electricity	**Lot**	
Heating System	Electric baseboard units	**Topography**	
Basement	6 feet and more, Finished basement	**Distinctive Features**	
Bathroom		**Water (access)**	
Washer/Dryer (installation)	main level (1st level/Ground floor)	**View**	
Fireplace-Stove		**Proximity**	
Kitchen Cabinets		**Building's Distinctive Features**	
Property/Unit Amenity		**Energy efficiency**	
Restrictions/Permissions		**Mobility impaired accessible**	
Pets			

Inclusions

Exclusions

all utilities, heating/Hydro, Internet etc.

Remarks

Spacious 3-bedroom, 1.5 bathroom rental unit featuring beautiful oak hardwood floors, a renovated bathroom and a second, newly renovated powder room in the basement. Enjoy a fenced backyard, double garage and two additional side-by-side parking spaces. Located on a quiet residential street facing a wooded area, just a 15-minute walk from Cadillac Metro station.

Addendum

LOCATION & NEARBY AMENITIES

Conveniently located near Highways 25 and 40, with easy access to public transportation and several bus routes.

Ideally situated near Maisonneuve-Rosemont Hospital, Santa Cabrini Hospital and several CIUSSS de l'Est healthcare facilities, making it particularly convenient for healthcare professionals.

The Botanical Garden, Olympic Stadium, Biodôme and Maisonneuve Park are approximately seven minutes away by bicycle. Grocery stores, pharmacies and other essential services are also nearby.

RENTAL CONDITIONS

Non-smoking unit & premises.

No pets permitted.

Internet, stove and refrigerator are not included.

All utilities, including heating and electricity (Hydro-Québec), are the tenant's responsibility.

RENTAL REQUIREMENTS

Employment information, including the name and telephone number of the applicant's supervisor or HR representative.

References from the two previous landlords, including names and telephone numbers.

Credit check and Trustii identity verification, subject to applicable law.

Seller's Declaration No

Source

ROYAL LEPAGE VILLAGE, Real Estate Agency



Frontage



Frontage



Living room



Living room



Hall



Living room



Primary bedroom



Primary bedroom



Primary bedroom



Bedroom



Bedroom



Bedroom



Bedroom



Overall view



Dining room



Kitchen



Kitchen



Kitchen



Bathroom



Playroom



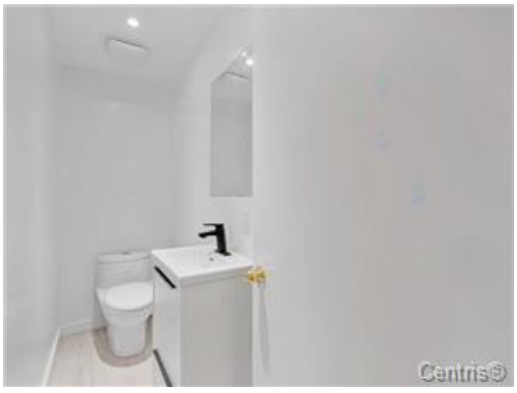
Playroom



Playroom



Basement



Powder room