

ROYAL LEPAGE VILLAGE
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Centris No. 13024136 (Active)



\$459,900

5740 Av. Laurendeau, apt. 5
Montréal-Est
H4E 3W7

Region Montréal

Neighbourhood

Near

Body of Water

Property Type	Apartment	Year Built	2006
Style	One storey	Expected Delivery Date	
Condominium Type	Divided Share 13.38%	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (2006)
Building Type	Attached	Published to RFQ	Yes (2006-07-03)
Floor	2nd floor	Special Contribution	
Total Number of Floors	3	Meeting Minutes	Yes (2025)
Total Number of Units	8	Financial Statements	Yes (2024)
Private Portion Size	9 X 18 ft	Building Rules	
Plan Priv. Portion Area	864.99 sqft	Reposess./Judicial auth.	No
Building Area		Building insurance	
Lot Size		Maintenance log	
Lot Area		Co-ownership insurance	Yes (2025)
Cadastre of Private Portion	3699812	Contingency fund study	Yes (2020)
Cadastre of Common Portions		Cert. of Loc. (divided part)	Yes (2006)
Trade possible		File Number	
Zoning	Residential	Occupancy	90 days PP/PR Accepted
		Deed of Sale Signature	90 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2025	Municipal	\$2,540 (2025)	Condo Fees (\$542/month)	\$6,504
Lot	\$42,600	School	\$308 (2025)	Common Exp.	
Building	\$347,600	Infrastructure		Electricity	\$909
		Water		Oil	
				Gas	
Total	\$390,200 (117.86%)	Total	\$2,848	Total	\$7,413

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	
2	Living room	11.1 X 13.2 ft	Wood		
2	Dining room	7.8 X 13.4 ft	Wood		
2	Kitchen	8.7 X 7.10 ft	Ceramic		

2	Bedroom	12.2 X 11.8 ft	Wood
2	Bathroom	8.3 X 7.11 ft	Ceramic
2	Bedroom	11.8 X 9 ft	Wood
2	Office	5.2 X 4.3 ft	Wood

Features

Sewage System	Municipality	Rented Equip. (monthly)
Water Supply	Municipality	Renovations
Siding		Pool
Windows		Cadastre - Parkg (incl. pr
Window Type		Cadastre - Parkg (excl. pr
Energy/Heating	Electricity	Leased Parkg
Heating System	Electric baseboard units	Parkg (total) Driveway (1)
Basement		Driveway
Bathroom	Separate shower	Garage
Washer/Dryer (installation)	2nd level (2nd level)	Carport
Fireplace-Stove		Lot
Kitchen Cabinets		Topography
Restrictions/Permissions		Distinctive Features
Pets		Water (access)
Property/Unit Amenity		View
Building Amenity		Proximity
Building's Distinctive Features		Roofing
Energy efficiency		
Mobility impaired accessible		

Inclusions

Stove, all light fixtures except the two (2) in the main bedroom and dining area, wall-mounted heat pump, curtain rods, kitchen hood fan

Exclusions

Fridge, microwave, washer, two (2) light fixtures in the main bedroom and dining area

Remarks

Urban living made easy at this bright, open-concept condo in the heart of Côte Saint-Paul. Located at 5740 Rue Laurendeau, #5, this spacious unit offers 2 bedrooms, a kitchen with granite countertops, a bathroom with separate tub and shower, a cozy office nook perfect for working remotely, and wall-mounted heat pump. The best part? You're perfectly positioned. Leave the car behind--you're just an 8-minute walk to the metro and a relaxing 10-minute stroll to the beautiful Lachine Canal. Plus, enjoy quick access to the lively shops, cafes, and restaurants of both Wellington and Monk Boulevards. Prime Le Sud-Ouest location!

Addendum

The Ideal Urban Life Starts Here! Welcome to 5740 Rue Laurendeau, apt. 5, a beautifully appointed 2-bedroom condo offering the perfect blend of style and convenience in Côte Saint-Paul. This is Le Sud-Ouest living at its best.

This unit's open-concept layout creates an inviting atmosphere, bathed in natural light from west-facing windows. Inside, you'll find a tasteful kitchen with granite countertops and a generously sized bathroom with a separate tub and shower. The space is complete with elegant hardwood floors, all-season comfort from the wall-mounted heat pump, and a quiet back balcony for private use.

Location is everything! Commuting is effortless with the Jolicoeur Metro only an 8-minute walk away. For leisure, the beautiful walking and biking paths of the Lachine Canal are just 10 minutes from your door. Enjoy instant access to the lively restaurants, shops, and services of Wellington and Monk Boulevards. This highly desirable, up-and-coming neighborhood offers a strong community feel, making it the perfect place to call home. Come see the quality and convenience for yourself!

All offers must be accompanied by an up-to-date letter of financial pre-qualification.

The BUYER may choose the notary, but choice of notary must be agreeable to the SELLER.

A new Certificate of location was ordered.

Sale with legal warranty of quality

Seller's Declaration

Yes SD-26226

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.



Frontage



Interior



Living room



Living room



Living room



Bedroom



Bedroom



Bedroom



Overall view



Overall view



Overall view



Kitchen



Kitchen



Bedroom



Bedroom



Bathroom



Bathroom



Laundry room



Balcony



Parking



Frontage



Other