

ROYAL LEPAGE VILLAGE
 Real Estate Agency
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Centris No. 14055236 (Active)

[See all pictures](#)



\$1,650/month X 12 month(s)

**170 Rue Rioux, apt. 404
 Montréal (Le Sud-Ouest)**

H3C 0X3

Region Montréal
Neighbourhood Griffintown
Near

Body of Water

Property Type	Apartment	Year Built	2020
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership	
Building Type	Detached	Special Contribution	
Floor	4th floor	Meeting Minutes	
Total Number of Floors	15	Financial Statements	
Total Number of Units	239	Building Rules	Yes
Private Portion Size		Repossess./Judicial auth.	No
Plan Priv. Portion Area	474 sqft	Building insurance	
Building Area		Maintenance log	
Lot Size		Co-ownership insurance	
Lot Area		Contingency fund study	
Cadastre of Private Portion	6369138	Cert. of Loc. (divided part)	No
Cadastre of Common Portions	5279534, 5279536, 5279537, 6109019, 6109031, 6272654, 627275	File Number	
Trade possible		Occupancy	30 days PP/PR Accepted
Zoning	Residential	Deed of Sale Signature	30 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2026	Municipal		Condo Fees	
Lot	\$47,000	School		Common Exp.	
Building	\$296,900	Infrastructure		Electricity	\$490
		Water		Oil	
				Gas	
Total	\$343,900	Total		Total	\$490

Room(s) and Additional Space(s)					
No. of Rooms	4	No. of Bedrooms (above ground + basement)	1+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	

4	Living room	11.5 X 12 ft	Laminate floor	
4	Kitchen	11.5 X 8.8 ft	Laminate floor	quartz counters
4	Bedroom	9.5 X 11.9 ft	Laminate floor	
4	Bathroom	5.8 X 7.1 ft	Ceramic	

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding		Pool	Inground
Windows		Cadastre - Parkg (incl. pr	
Window Type		Cadastre - Parkg (excl. pr	
Energy/Heating	Electricity	Leased Parkg	
Heating System	Electric baseboard units	Parkg (total)	
Basement		Driveway	
Bathroom		Garage	
Washer/Dryer (installation)	Bathroom (4th level)	Carport	
Fireplace-Stove		Lot	
Kitchen Cabinets		Topography	
Restrictions/Permissions		Distinctive Features	
Pets		Water (access)	
Property/Unit Amenity	Private balcony, Air exchange system, Sprinklers, Intercom, Indoor storage space, Wall-mounted heat pump	View	View of the city
Building Amenity	Bicycle storage area, Roof terrace, Balcony/terrace, Yard, Garbage chute, Common areas, Sauna, Indoor pool, Fitness room, Elevator	Proximity	Bicycle path, CEGEP, Commuter train, Daycare centre, Elementary school, High school, Highway, Hospital, Metro, Public transportation, Réseau Express Métropolitain (REM), University
Building's Distinctive Features		Roofing	
Energy efficiency			
Mobility impaired accessible			

Inclusions

Fridge, Stove, Dishwasher, Washer & Dryer

Exclusions

Hydro, Internet

Remarks

Welcome to Amati condos where modern design meets the vibrant lifestyle of Griffintown . Exclusive 4th Floor Design: Features premium clear glass balcony railings unique to this floor

Addendum

Situated on the 4th floor, this bright and thoughtfully designed 1 bedroom, 1 bathroom condo offers an open concept layout with quality finishes and oversized windows that fill the space with natural light.

The sleek kitchen flows seamlessly into the living area, creating an inviting space that's perfect for entertaining or relaxing at home. The spacious bedroom provides a peaceful retreat, while the contemporary bathroom and in-unit laundry add everyday convenience.

Residents enjoy access to exceptional building amenities, including indoor and outdoor pools, a fully equipped fitness centre, sauna, rooftop terrace, and beautifully maintained common spaces.

Ideally located just steps from the Lachine Canal, cafés, restaurants, boutiques, grocery stores, and public transit, this condo places you in the heart of one of Montréal's most sought-after neighbourhoods. Whether you're a first-time buyer, investor, or professional looking for an urban lifestyle, this is an opportunity not to be missed.

Seller's Declaration

No

Source

ROYAL LEPAGE VILLAGE, Real Estate Agency



Frontage



Other



Pool



Interior



Kitchen



Kitchen



Kitchen



Living room



Living room



Bedroom



Bedroom



Bathroom



Bathroom



Bathroom



Balcony



Pool



Exercise room



Sauna



Common room



Common room



Other



Other



Project 4040 sq. ft.
 145 Floor - Unit 145-14
 14500000 Avenue, Suite 145-14, 145
 Floor Plan provided by: National Energy Commission for Energy Efficiency, National Building Code Commission

Centris®

Other