

ROYAL LEPAGE VILLAGE
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Centris No. 14819343 (Active)



\$939,000

4550 Rue Stanley-Weir
Montréal (Côte-des-Neiges/Notre-Dame-de-Grâce)
H3W 2C9

Region Montréal
Neighbourhood Côte-des-Neiges
Near Cedar
Body of Water

Property Type	Apartment	Year Built	1952
Style	One storey	Expected Delivery Date	
Condominium Type	Undivided Share 45%	Specifications	
Year of Conversion		Declaration of co-ownership	
Building Type	Detached	Special Contribution	
Floor	2nd floor	Meeting Minutes	
Total Number of Floors	2	Financial Statements	
Total Number of Units	2	Building Rules	
Building Size	28 X 54 ft irr	Reposess./Judicial auth.	No
Plan Share Area	1,547 sqft	Building insurance	
Building Area	1,550 sqft	Maintenance log	
Lot Size	35 X 89 ft	Co-ownership insurance	
Lot Area	3,130 sqft	Contingency fund study	
Cadastre of Immovable	3485997, 3485998, 3485999, 3486000, 3535643, 3535644	Cert. of Loc. (divided part)	Yes (2025)
Cadastre of Common Portions		File Number	
Trade possible		Occupancy	100 days PP/PR Accepted
Zoning	Residential	Deed of Sale Signature	90 days PP/PR Accepted

Municipal Assessment	Taxes (annual)	Expenses/Energy (annual)	
Year	Municipal \$10,805 (2025)	Condo Fees (\$0/month)	\$0
Lot	School \$1,407 (2025)	Common Exp.	
Building	Infrastructure	Electricity	
	Water	Oil	
		Gas	
Total	Total \$12,212	Total	\$0

Room(s) and Additional Space(s)				
No. of Rooms	10	No. of Bedrooms (above ground + basement)	3+0	No. of Bathrooms and Powder Rooms 2+0
Level	Room	Size	Floor Covering	Additional Information
2	Living room	11.2 X 15.9 ft	Wood	
2	Dining room	14.6 X 12.5 ft	Wood	

2	Kitchen	16.8 X 9.5 ft	Ceramic	
2	Primary bedroom	12.5 X 12.6 ft	Wood	
2	Bathroom	7.4 X 8.2 ft	Ceramic	separate tub & shower
2	Bedroom	12.9 X 18.9 ft	Wood	
2	Bedroom	11.11 X 12.3 ft	Wood	
2	Bathroom	7.4 X 10.7 ft	Ceramic	washer/dryer
BA1	Storage	24 X 9 ft	Laminate floor	
BA1	Workshop	9 X 8 ft	Tiles	
Additional Space		Size	Cadastre/Unit number	Description of Rights
Garage		11.2 X 20.4 ft		Common portion
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			Leased Parkg	
Heating System	wall-mounted heat pump		Parkg (total)	Driveway (1), Garage (1)
Basement	6 feet and more		Driveway	Asphalt
Bathroom	Separate shower		Garage	Attached, Heated, Single width
Washer/Dryer (installation)	Bathroom (2nd level)		Carport	
Fireplace-Stove			Lot	
Kitchen Cabinets			Topography	
Restrictions/Permissions	Short-term rentals not allowed		Distinctive Features	
Pets			Water (access)	
Property/Unit Amenity			View	
Building Amenity			Proximity	Bicycle path, Daycare centre, Elementary school, High school, Highway, Hospital, Metro, Park, Public transportation
Building's Distinctive Features			Roofing	
Energy efficiency				
Mobility impaired accessible				
Inclusions				
all light fixtures (except exclusion), dishwasher, microwave, washer, dryer, bathroom mirrors and fixtures, 1 hot water tank, 2 wall-mounted heat pumps. greenhouse framing on balcony, bedroom closet shelving, work bench in basement.				
Exclusions				
chandelier in dining room, fridge, stove.				
Remarks				
Welcome to 4550 Stanley-Weir, a beautifully renovated undivided condo in the heart of Côte-des-Neiges. Located on the second floor, this spacious 3-bedroom unit offers over 1,500 sq. ft. of bright and comfortable living space. The layout includes generously sized rooms, a stylish kitchen, and 2 renovated bathrooms - one with separate tub and shower. Enjoy the convenience of a shared garage, plus additional functional storage on the lower level. Ideally located near Collège Notre-Dame, the Côte-Sainte-Catherine metro station, Mount Royal, and St. Mary's Hospital. A rare opportunity in a prime location!				
Addendum				
Financing applications must be with Tanya Giuffrida from Banque Nationale du Canada . Minimum 20% down payment.				
All offers must be accompanied by an up-to-date letter of financial pre-qualification or proof of funds.				
The downstairs co-owner has a right of first refusal. Please inquire with the listing broker for details.				
The notary must be Me. Noah Neudorf				

Sale with exclusion(s) of legal warranty : This sale is made without any legal warranty of quality at the BUYER'S risk and peril.

Seller's Declaration

Yes SD-75747

Financial institution at which buyer undertakes to obtain a loan

Banque Nationale

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



Staircase



Interior



Hall



Living room



Living room



Living room



Kitchen



Kitchen



Kitchen



Dining room



Dining room



Dining room



Hall



Bedroom



Bathroom



Bedroom



Bedroom



Bedroom



Bedroom



Bedroom



Bedroom



Bathroom



Bathroom