

ROYAL LEPAGE VILLAGE
 Real Estate Agency
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Centris No. 15932580 (Active)

[See all pictures](#)



\$339,000

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 Share 0.482%	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (2020)
Building Type	Detached	Published to RFQ	Yes (2020-09-09)
Floor	4th floor	Special Contribution	
Total Number of Floors	15	Meeting Minutes	Yes (2026)
Total Number of Units	239	Financial Statements	Yes (2025)
Private Portion Size		Building Rules	Yes
Plan Priv. Portion Area	474 sqft	Reposess./Judicial auth.	No
Building Area		Building insurance	
Lot Size		Maintenance log	
Lot Area		Co-ownership insurance	Yes (2026)
Cadastre of Private Portion	6369138	Contingency fund study	Yes (2022)
Cadastre of Common Portions	5279534, 5279536, 5279537, 6109019, 6109031, 6272654, 627275	Cert. of Loc. (divided part)	No
Trade possible		File Number	
Zoning	Residential	Occupancy	30 days PP/PR Accepted
		Deed of Sale Signature	30 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2026	Municipal	\$2,244 (2026)	Condo Fees (\$240/month)	\$2,880
Lot	\$47,000	School	\$269 (2026)	Common Exp.	
Building	\$296,900	Infrastructure		Electricity	\$490
		Water		Oil	
				Gas	
Total	\$343,900 (98.58%)	Total	\$2,513	Total	\$3,370

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

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.

Sale with legal warranty of quality

Seller's Declaration

Yes SD-39422

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



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



Total area: 60.00 sq. ft.
 1400 sq. ft. (130 sq. ft.)
 Estimated square footage: 47.00 sq. ft.
 Floor Plan Subject to: Standard Plans, Measurements are Approximate. Subject to Field Conditions.

Centris®

Other