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Centris No. 23549496 (Active)

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\$259,000

4460 Rue Edward-Higgins, apt. A01
Montréal (Pierrefonds-Roxboro)
H8Y 3N6
Region Montréal
Neighbourhood Pierrefonds/East
Near

Body of Water

Property Type	Apartment	Year Built	1989
Style	One storey	Expected Delivery Date	
Condominium Type	Divided Share 1.66%	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (1989)
Building Type	Detached	Published to RFQ	Yes (1989-07-13)
Floor	Terrace level (half basement)	Special Contribution	
Total Number of Floors		Meeting Minutes	Yes (2025)
Total Number of Units		Financial Statements	Yes (2025)
Private Portion Size		Building Rules	
Plan Priv. Portion Area	585.56 sqft	Repossess./Judicial auth.	No
Building Area		Building insurance	Yes (2026)
Lot Size		Maintenance log	
Lot Area		Co-ownership insurance	Yes (2026)
Cadastre of Private Portion	1901678	Contingency fund study	
Cadastre of Common Portions	1902441, 1902442, 1902443, 1902444, 1902445, 1902446, 1902447	Cert. of Loc. (divided part)	Yes (2026)
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	\$1,378 (2026)	Condo Fees (\$262/month)	\$3,144
Lot	\$29,900	School	\$136 (2026)	Common Exp.	
Building	\$191,000	Infrastructure		Electricity	
		Water		Oil	
				Gas	
				Hot Water Tank rental	\$38
Total	\$220,900 (117.25%)	Total	\$1,514	Total	\$3,182

Room(s) and Additional Space(s)					
No. of Rooms	6	No. of Bedrooms (above ground + basement)	0+1	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	

GL	Entrance	3 X 7.1 ft	Wood	
GL	Living room	19.3 X 11.7 ft irr	Wood	Fireplace-Stove.
GL	Dinette	6 X 9 ft irr	Wood	
GL	Kitchen	8.2 X 9 ft	Wood	
GL	Bedroom	11.5 X 10.1 ft irr	Wood	
GL	Bathroom	8.7 X 4.11 ft irr	Ceramic	
Additional Space	Size	Cadastre/Unit number	Description of Rights	
Patio	7.8 X 8 ft		Common portion for restricted use	

Features

Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$38)
Water Supply	Municipality	Renovations	
Siding	Brick	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	Asphalt
Bathroom		Garage	
Washer/Dryer (installation)		Carport	
Fireplace-Stove	Wood fireplace	Lot	Landscaped
Kitchen Cabinets		Topography	Flat
Restrictions/Permissions		Distinctive Features	
Pets		Water (access)	
Property/Unit Amenity	Wall-mounted air conditioning, Fire detector (connected)	View	
Building Amenity		Proximity	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Park, Public transportation, Réseau Express Métropolitain (REM)
Building's Distinctive Features		Roofing	
Energy efficiency			
Mobility impaired accessible			

Inclusions

Fridge, Stove, washer and dryer, microwave, light fixtures and window coverings of a permanent nature, Dishwasher (requires repair included "as is").

Exclusions

Personal items

Remarks

This charming one-bedroom garden-level condo offers the perfect blend of comfort and convenience . Featuring a bright open-concept living space that combines the living room, dining area and kitchen providing for a welcoming and functional layout. Well proportioned bedroom and bathroom, as well as a quaint outdoor patio space. Parking space in the driveway is included for the owner. Just a few minutes' walk to the REM station, commuting to downtown Montreal and beyond is quick and effortless. Multiple bus lines nearby also offer direct connections to the metro system , giving you excellent transportation flexibility.

Addendum

Bright, practical, and ideally situated in a quiet residential area, this 1-bedroom garden-level condo is perfect for professionals, young couples, or anyone seeking a tranquil home with outstanding access to both nature and the city.

Just a few minutes' walk from the REM station, commuting to downtown Montreal and beyond is quick and effortless . Multiple bus lines nearby also offer direct connections to the metro system , giving you excellent transportation flexibility. Convenient access to major highways and the train station makes traveling in any direction simple.

Nature lovers will appreciate the location within easy walking distance of the beautiful Bois-de-Liesse Nature Park and its scenic walking and cycling trails, as well as proximity to the Rivière des Prairies. Everyday essentials such as grocery stores and pharmacies are just a short stroll away, ensuring a comfortable and convenient daily routine.

Sale with exclusion(s) of legal warranty : This sale is made without any legal warranty of quality, at the buyer's own risk. The stove(s), fireplace(s), combustion appliance(s) and chimney(s) are sold without any warranty with respect to their compliance with applicable regulations and insurance company requirements.

Seller's Declaration

Yes SD-35750

Source

M IMMOBILIER, 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.