

APARTMENT FOR SALE

LAVAL (CHOMEDEY) (AUTRES) | 2 BEDROOMS, 1 BATHROOM



ULS : 24699408

**4181 RUE DE LA SEINE, APP.704, LAVAL
(CHOMEDEY) (AUTRES), H7W 5E3**

Superb condo located on the 7th floor offering exceptional brightness and an unobstructed view. Well-maintained unit with 2 good-sized bedrooms, a functional bathroom, and a friendly open-concept living area. Practical kitchen with good storage space. Large balcony ideal for enjoying the beautiful days. Well-managed

Complete information at the following address :

www.remax-quebec.com, ULS: #24699408



NUMBER OF ROOMS : 8



YEAR BUILT : 1991



IBRAHIM SOBH
Residential Real Estate Broker
RE/MAX 2000
Ofc. : 450-682-2000
Cell. : 514-746-1059

NEW ON THE MARKET

\$414,900



Calculate your payments



2 BEDROOMS



1 BATHROOM



1 GARAGE



ADDENDA

Discover this beautiful condo located on the 7th floor of a well-maintained building, offering an ideal combination of comfort, brightness, and a strategic location. From the moment you step inside, you'll be charmed by the open-concept living area, which provides a seamless flow between the living room, dining room, and kitchen--perfect for entertaining or simply enjoying everyday life in a pleasant, functional space.

The generous windows provide abundant natural light throughout the day, crea[...]
(**Complete addendum in the annex.**)

CHARACTERISTICS

Heating System
Electric baseboard units

Water Supply
Municipality

Sewage System
Municipality

BUILDING DETAILS AND PROPERTY INTERIOR

Year built
1991

Living area
1,149 SF

Garage
Attached , Heated

LOT AND EXTERIOR FEATURES

View
View of the water ,
Panoramic , View of the city

Cadastre - Parking (included in the price)
Driveway : 1 , Garage : 1

Parking (total)
Driveway : 1 , Garage : 1

Proximity
Highway , CEGEP ,
Daycare centre , Hospital ,
Metro , Park , Bicycle path ,
Elementary school , High school , Public transportation , University

ROOM DETAILS

Room	Level	Dimensions	Flooring	Description
Hall	7th level	10' X 4'	Laminate floor	
Kitchen	7th level	9'3" X 8'5"	Ceramic	
Dining room	7th level	16' X 10'	Laminate floor	
Living room	7th level	18'6" X 14'	Laminate floor	
Primary bedroom	7th level	16' X 11'6"	Laminate floor	
Bathroom	7th level	8' X 8'	Ceramic	
Bedroom	7th level	12'6" X 10'	Laminate floor	
Laundry room	7th level	11'6" X 5'6"	Ceramic	

NEIGHBOURHOOD STATISTICS



POPULATION BY AGE GROUP

Powered by LOCAL LOGIC



14 AND UNDER	11.4%	35-49 YEARS	14.2%
15-19 YEARS	4.4%	50-64 YEARS	16.1%
20-34 YEARS	14.2%	65 AND OVER	39.7%

HOUSEHOLD COMPOSITION



PERSON LIVING ALONE : 41.9%



FAMILIES WITH CHILDREN : 0.0%



FAMILIES WITH NO CHILDREN : 0.0%

EDUCATION

NO DIPLOMA



21.2%

HIGH SCHOOL



25.6%

APPRENTICESHIP
OR TRADE



11.1%

COLLEGE



17.5%

UNIVERSITY



24.6%

HOUSING TYPE

SINGLE-DETACHED
HOUSE



21.0%

SEMI-DETACHED OR
ROW HOUSE



9.4%

DUPLEX



2.1%

APARTMENT, LESS
THAN 5 FLOORS



31.0%

APARTMENT, 5 OR
MORE FLOORS



36.5%

SPOKEN LANGUAGE(S)

Unilingual French 25.9%

Unilingual English 10.2%

Bilingual (Fr/En) 60.1%

Other 3.8%

AVERAGE INCOME

HOUSEHOLD	\$94,658
INDIVIDUAL	\$40,736

HOUSING TENANCY

OWNERS	57.6%
RENTERS	42.4%

INCLUDED & EXCLUDED

Included

Blinds, curtains, lighting fixture, fireplace, extractor hood, fridge in the storage (as is), central A/C microwave, dishwasher (as is)

Excluded

The secondary bedroom wardrobe and bed, the washer and dryer. Any other personal effects.

FINANCIAL DETAILS

ASSESSMENT (2023)

Lot assessment
\$41,300.00

Building assessment
\$337,300.00

Municipal assessment
\$378,600.00

TAXES

Municipal (2026)
\$2,588.00

School (2025)
\$259.00

TOTAL
\$2,847.00

ANNUAL EXPENSES

Condominium fees
\$4,800.00

Total
\$4,800.00

PROPERTY IMAGES



MISCELLANEOUS



COMMON ROOM



COMMON ROOM



FOYER



KITCHEN



KITCHEN



KITCHEN



KITCHEN



DINING ROOM



LIVING ROOM



LIVING ROOM



BALCONY

PROPERTY IMAGES (CONT.)



BALCONY



LIVING ROOM



LIVING ROOM



PRIMARY BEDROOM



PRIMARY BEDROOM



BEDROOM



BATHROOM



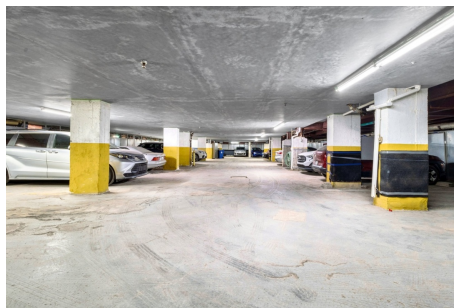
BATHROOM



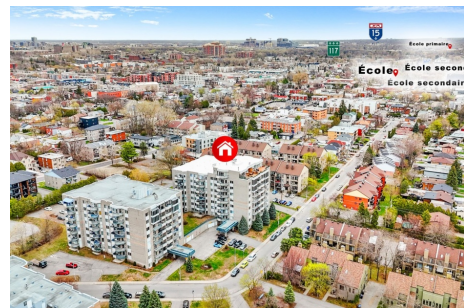
LAUNDRY ROOM



GARAGE

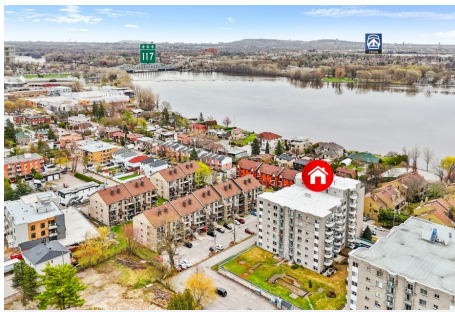


GARAGE



OVERALL VIEW

PROPERTY IMAGES (CONT.)



OVERALL VIEW



OVERALL VIEW



OVERALL VIEW



OVERALL VIEW



OVERALL VIEW



ADDENDA (COMPLETE)

Discover this beautiful condo located on the 7th floor of a well-maintained building, offering an ideal combination of comfort, brightness, and a strategic location. From the moment you step inside, you'll be charmed by the open-concept living area, which provides a seamless flow between the living room, dining room, and kitchen--perfect for entertaining or simply enjoying everyday life in a pleasant, functional space.

The generous windows provide abundant natural light throughout the day, creating a warm and inviting atmosphere. The living room opens onto a large private balcony, ideal for enjoying your morning coffee or relaxing at the end of the day, with an unobstructed view. The kitchen is practical and well-designed, offering ample workspace and convenient storage.

The unit includes two well-sized bedrooms: a spacious primary bedroom with a closet and a versatile second bedroom that can serve as a home office or guest room. The bathroom is functional and well-maintained, with space for a washer and dryer, which adds to the unit's convenience.

The building features an elevator and is known for its strong management and consistent upkeep over the years, providing peace of mind to co-owners. Several improvements have been made to the building, helping to preserve its value and appeal.

Located in the sought-after Chomedey area of Laval, this condo benefits from a prime location near essential services: schools, parks, grocery stores, shopping centers, restaurants, and public transportation. It also offers quick access to major highways and Montreal, making it an ideal choice for professionals, couples, or investors.

Whether you are looking for your first property, a pied-à-terre, or a smart investment, this unit will meet your expectations. A visit will convince you!