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Centris No. 23743658 (Active)

[See all pictures](#)



\$685,000

2000 Rue des Bassins, apt. 435
Montréal (Le Sud-Ouest)

H9J 0B6

Region Montréal

Neighbourhood Griffintown

Near Rue des Seigneurs

Body of Water

Property Type	Apartment	Year Built	2017
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion	Share 0.304%	Declaration of co-ownership	Yes (2018)
Building Type		Issued	Yes (2018-09-25)
Floor	4th floor	Published to RFQ	Yes (2018-09-25)
Total Number of Floors	10	Special Contribution	
Total Number of Units		Meeting Minutes	Yes (2025)
Private Portion Size		Financial Statements	Yes (2025)
Plan Priv. Portion Area	880.49 sqft	Building Rules	Yes
Building Area		Reposess./Judicial auth.	No
Lot Size		Building insurance	Yes (2026)
Lot Area		Maintenance log	Yes (2024)
Cadastre of Private Portion	6205410, 6205340	Co-ownership insurance	Yes (2026)
Cadastre of Common Portions	5644301, 5871561, 5958127, 6205274, 6205275	Contingency fund study	
Trade possible		Cert. of Loc. (divided part)	Yes (2018)
Zoning	Residential	File Number	
		Occupancy	90 days PP/PR Accepted
		Deed of Sale Signature	90 days PP/PR Accepted

Municipal Assessment	Taxes (annual)	Expenses/Energy (annual)	
Year 2026	Municipal \$4,722 (2026)	Condo Fees (\$563/month)	\$6,756
Lot \$113,900	School \$524 (2026)	Common Exp.	
Building \$627,000	Infrastructure	Electricity	
	Water	Oil	
		Gas	
Total \$740,900 (92.46%)	Total \$5,246	Total	\$6,756

Room(s) and Additional Space(s)

No. of Rooms	5	No. of Bedrooms (above ground + basement)	2+0	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	

4	Living room	10.2 X 12.10 ft	Wood	
4	Dining room	10.2 X 6.4 ft	Wood	
4	Kitchen	12.9 X 9.4 ft	Ceramic	
4	Primary bedroom	10.10 X 14.1 ft	Wood	
4	Bathroom	9.1 X 8.11 ft	Ceramic	
4	Bedroom	10.2 X 9 ft	Wood	
4	Bathroom	8.3 X 5.6 ft	Ceramic	
Additional Space		Size	Cadastre/Unit number	Description of Rights
Garage			6205340	Private portion
Storage space				Common portion for restricted use
Features				
Sewage System	Municipality		Rented Equip. (monthly)	
Water Supply	Municipality		Renovations	
Siding			Pool	Heated, Indoor, Inground
Windows			Cadastre - Parkg (incl. pr	Garage - 1
Window Type			Cadastre - Parkg (excl. pr	
Energy/Heating	Electricity		Leased Parkg	
Heating System	Electric baseboard units		Parkg (total)	Garage (1)
Basement			Driveway	
Bathroom	Ensuite bathroom		Garage	
Washer/Dryer (installation)	closet (4th level)		Carport	
Fireplace-Stove			Lot	
Kitchen Cabinets			Topography	
Restrictions/Permissions			Distinctive Features	Cul-de-sac
Pets			Water (access)	
Property/Unit Amenity	Private balcony, Central air conditioning, Fire detector (not connected), Air exchange system, Sprinklers, Intercom, Indoor storage space, Alarm system		View	
Building Amenity	Roof terrace, Balcony/terrace, Garbage chute, Common areas, Hot tub/Spa, Sauna, Indoor pool, Outdoor pool, Fitness room, Elevator		Proximity	Bicycle path, Daycare centre, Elementary school, Highway, Park, Public transportation
Building's Distinctive Features			Roofing	
Energy efficiency				
Mobility impaired accessible				
Inclusions				
Fridge, stove, dishwasher, microwave, washer & dryer, light fixtures, window coverings, closet inserts, wall shelves in entrance & kitchen, shelves in laundry room, interlocking balcony tiles.				
Exclusions				
Remarks				
Spacious two-bedroom, two-bathroom condo in Phase 4 of Le Canal. A truly turn-key condo in one of the neighbourhood's most sought after buildings, ideally located directly along the Lachine Canal. The bright open-concept living area extends onto an oversized balcony. The condo's desirable western exposure provides abundant natural light throughout. Quality finishes are complemented by thoughtful owner upgrades. The property also includes an indoor garage space with an adjacent private storage locker.				
Addendum				
CONDO				
- spacious master bedroom with a walk-in closet and an ensuite bathroom featuring a double vanity and a walk-in shower				
- large balcony accessible from the living room and both bedrooms				

- central air conditioning and air exchanger
- central hot water system
- hot water and air conditioning included in condo fees

UPGRADES TO THE CONDO

- recessed ceiling lighting
- hard-wired Ethernet in every room
- solid doors in all rooms (except for the pocket door in the ensuite bathroom and closet doors)
- smart switches throughout most of the condo
- smart thermostats throughout the condo
- leak detection system with automatic shut-off

BUILDING FEATURES

- Two-level, well-equipped gym
- Indoor pool with sauna and hot tub
- Rooftop terrace with heated pool, lounge area, and BBQ
- Common room on the 10th floor with panoramic views of the Montreal skyline
- Common garden area
- Option to install an electric car charger in the parking spot

LOCATION

- Steps from the Lachine Canal
- a short walk to Atwater Market
- steps away from Notre-Dame Street (shops, cafes, restaurants)
- steps away from the Little Burgundy Spots Centre
- walking distance to the Georges-Vanier and Lucien L'Allier metro stations and bus stops
- easy access to highways and bridges
- walking distance to grocery stores, pharmacies, and the SAQ

Sale with legal warranty of quality

Seller's Declaration

Yes SD-41987

Source

IMMEUBLES DEAKIN REALTY, 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.