

**IMMEUBLES DEAKIN REALTY**  
 Real Estate Agency  
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**Centris No.** 11484507 (Active)

[See all pictures](#)



**\$399,000**

**4560 Rue Edward-Higgins, apt. 201**  
**Montréal (Pierrefonds-Roxboro)**  
**H8Y 3N6**  
**Region** Montréal  
**Neighbourhood** Pierrefonds/East  
**Near**

**Body of Water**

<b>Property Type</b>	Apartment	<b>Year Built</b>	1989
<b>Style</b>	One storey	<b>Expected Delivery Date</b>	
<b>Condominium Type</b>	Divided	<b>Specifications</b>	
<b>Year of Conversion</b>		<b>Declaration of co-ownership Issued</b>	Yes (1989)
<b>Building Type</b>	Detached	<b>Published to RFQ</b>	Yes (1989-10-02)
<b>Floor</b>	2nd floor	<b>Special Contribution</b>	Yes
<b>Total Number of Floors</b>	3	<b>Meeting Minutes</b>	Yes (2025)
<b>Total Number of Units</b>	6	<b>Financial Statements</b>	Yes (2025)
<b>Private Portion Size</b>		<b>Building Rules</b>	
<b>Plan Priv. Portion Area</b>	1,044 sqft	<b>Repossess./Judicial auth.</b>	No
<b>Building Area</b>		<b>Building insurance</b>	Yes (2025)
<b>Lot Size</b>		<b>Maintenance log</b>	
<b>Lot Area</b>		<b>Co-ownership insurance</b>	
<b>Cadastre of Private Portion</b>	1 901 739	<b>Contingency fund study</b>	
<b>Cadastre of Common Portions</b>	1902450 - 1902458	<b>Cert. of Loc. (divided part)</b>	Yes (2021)
<b>Trade possible</b>		<b>File Number</b>	
<b>Zoning</b>	Residential	<b>Occupancy</b>	60 days PP/PR Accepted
		<b>Deed of Sale Signature</b>	60 days PP/PR Accepted

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2026	<b>Municipal</b>	\$2,105 (2026)	<b>Condo Fees (\$199/month)</b>	\$2,388
<b>Lot</b>	\$56,200	<b>School</b>	\$246 (2025)	<b>Common Exp. (\$83/month)</b>	\$996
<b>Building</b>	\$281,000	<b>Infrastructure</b>		<b>Electricity</b>	
		<b>Water</b>		<b>Oil</b>	
				<b>Gas</b>	
<b>Total</b>	\$337,200 (118.33%)	<b>Total</b>	\$2,351	<b>Total</b>	\$3,384

<b>Room(s) and Additional Space(s)</b>					
<b>No. of Rooms</b>	5	<b>No. of Bedrooms (above ground + basement)</b>	2+0	<b>No. of Bathrooms and Powder Rooms</b>	1+0
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
2	Living room	19.8 X 16.4 ft irr	Laminate floor		

2	Kitchen	14 X 12.6 ft irr	Ceramic
2	Dining room	13 X 8.2 ft irr	Laminate floor
2	Primary bedroom	15.6 X 11.6 ft	Laminate floor
2	Bedroom	11.7 X 9.9 ft	Laminate floor

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	Water heater - 1 (\$19)
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Siding</b>		<b>Pool</b>	
<b>Windows</b>		<b>Cadastre - Parkg (incl. pr</b>	
<b>Window Type</b>		<b>Cadastre - Parkg (excl. pr</b>	
<b>Energy/Heating</b>	Electricity	<b>Leased Parkg</b>	
<b>Heating System</b>	Electric baseboard units	<b>Parkg (total)</b>	Driveway (2)
<b>Basement</b>		<b>Driveway</b>	Asphalt
<b>Bathroom</b>	Separate shower	<b>Garage</b>	
<b>Washer/Dryer (installation)</b>	Bathroom (2nd level)	<b>Carport</b>	
<b>Fireplace-Stove</b>		<b>Lot</b>	
<b>Kitchen Cabinets</b>		<b>Topography</b>	
<b>Restrictions/Permissions</b>		<b>Distinctive Features</b>	
<b>Pets</b>		<b>Water (access)</b>	
<b>Property/Unit Amenity</b>	Intercom, Wall-mounted heat pump	<b>View</b>	
<b>Building Amenity</b>		<b>Proximity</b>	
<b>Building's Distinctive Features</b>		<b>Roofing</b>	
<b>Energy efficiency</b>			
<b>Mobility impaired accessible</b>			

## Inclusions

fridge, stove, dishwasher, washer, dryer, light fixtures, curtains and rods, dining table and chairs

## Exclusions

## Remarks

Spacious two bedroom condo over 1,000 sqft renovated in 2021. Features include modern and bright kitchen with quartz countertops, huge bathroom with double sink vanity, separate tub and shower plus two generously sized bedrooms. Other features include a wall-mount heat pump (2021), a sunny balcony and 2 exterior parking spots.

## Sale with legal warranty of quality

## Seller's Declaration

Yes SD-35384

## 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.