

Alain Giguère, Residential and Commercial Real Estate Broker
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Centris No. 23520043 **(Active)**

[See all pictures](#)





$425,000

1500 Rue Poirier, apt. 102
Montréal (Saint-Laurent)
H4L 1H7

Region	Montréal
Neighbourhood	Others
Near	Décarie
Body of Water	

Property Type	Apartment			**Year Built**	2011
Style	One storey			**Expected Delivery Date**	
Condominium Type	Divided	**Share**	4.9347%	**Specifications**	
Year of Conversion				**Declaration of co-ownership Issued**	Yes (2011)
Building Type	Detached			**Published to RFQ**	Yes (2011-03-18)
Floor	1st floor (ground floor)			**Special Contribution**	Yes
Total Number of Floors	3			**Meeting Minutes**	Yes (2026)
Total Number of Units	19			**Financial Statements**	Yes (2025)
Private Portion Size				**Building Rules**	Yes
Plan Priv. Portion Area	916.01 sqft			**Reposess./Judicial auth.**	No
Building Area				**Building insurance**	Yes (2026)
Lot Size				**Maintenance log**	Yes (2025)
Lot Area				**Co-ownership insurance**	Yes (2026)
Cadastre of Private Portion	4 722 680			**Contingency fund study**	Yes (2025)
Cadastre of Common Portions	4722676, 4735075, 4735076 etc.			**Cert. of Loc. (divided part)**	Yes (2020)
Trade possible				**File Number**	
Zoning	Residential			**Occupancy**	30 days PP/PR Accepted
				Deed of Sale Signature	30 days PP/PR Accepted

Municipal Assessment

Year	2026
Lot	$60,200
Building	$352,800
Total	$413,000 (102.91%)

Taxes (annual)

Municipal	$2,562 (2026)
School	$290 (2026)
Infrastructure	
Water	
Total	$2,852

Expenses/Energy (annual)

Condo Fees ($500/month)	$6,000
Common Exp.	
Electricity	$1,350
Oil	
Gas	
Total	$7,350

Room(s) and Additional Space(s)

No. of Rooms 6 **No. of Bedrooms (above ground + basement)** 2+0 **No. of Bathrooms and Powder Rooms** 1+0

Level	Room	Size	Floor Covering	Additional Information
GF	Living room	13.5 X 11 ft	Wood	Fireplace-Stove. Electric fireplace

GF	Dining room	10.5 X 12 ft	Wood
GF	Kitchen	13.5 X 9.5 ft	Ceramic
GF	Primary bedroom	13.5 X 11.5 ft	Wood
GF	Bedroom	13 X 9 ft	Wood
GF	Bathroom	8.5 X 13.5 ft	Ceramic

Additional Space	Size	Cadastre/Unit number	Description of Rights
Garage		4735069	Private portion
Storage space		2	Common portion for restricted use
Patio	8 X 4 ft		Common portion for restricted use

Features

Sewage System	Municipality	**Rented Equip. (monthly)**	
Water Supply	Municipality	**Renovations**	
Siding		**Pool**	
Windows		**Cadastre - Parkg (incl. pr**	Garage - 1
Window Type		**Cadastre - Parkg (excl. pr**	
Energy/Heating	Electricity	**Leased Parkg**	
Heating System	Electric baseboard units, Heat-pump	**Parkg (total)**	Garage (1)
Basement		**Driveway**	
Bathroom	Separate shower, Separate shower and bathtub	**Garage**	Heated, Single width
Washer/Dryer (installation)	Bathroom (1st level/Ground floor)	**Carport**	
Fireplace-Stove	Fireplace - Other: Electric	**Lot**	
Kitchen Cabinets		**Topography**	
Restrictions/Permissions		**Distinctive Features**	
Pets	Pets allowed	**Water (access)**	
Property/Unit Amenity	Private yard, Sprinklers, Electric garage door opener, Indoor storage space, Wall-mounted heat pump	**View**	
Building Amenity		**Proximity**	Bicycle path, CEGEP, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Hospital, Metro, Park, Public transportation, Réseau Express Métropolitain (REM), Du Boisé Library
Building's Distinctive Features	Corner unit	**Roofing**	
Energy efficiency			
Mobility impaired accessible			

Inclusions

Refrigerator (Frigidaire), stove (Frigidaire), dishwasher (Frigidaire), stacked washer and dryer (LG), wall-mounted heat pump, IKEA storage shelves in the primary bedroom, shelves in the dining room, lights and fixtures, bathroom shelving unit. One indoor garage space (nb. 2), one locker space in basement. Electric fireplace in the living room.

Exclusions

Removable furniture and seller's personal belongings.

Remarks

Elegant modern corner condo (built in 2011), 916 sq ft, in a lovely, quiet building of only 19 units. Bright open concept, superb hardwood floors, 2 bedrooms, bathroom with separate bath and shower, wall-mounted heat pump for four-season comfort. Charming exclusive-use outdoor terrace, perfect for entertaining. Private indoor garage, basement locker space. Easy to access. Many inclusions. Well-managed co-ownership, compliant with the new laws. Close to Côte-Vertu metro and the REM. Ideal for an active couple, a remote worker or a small family. Occupancy in early October 2026. Showings easy to schedule.

Addendum

UNIT 102 - WHAT MAKES IT UNIQUE

- Corner unit bathed in natural light thanks to its many windows
Smooth open concept connecting living room, dining room & modern kitchen
- Superb hardwood floors throughout the living areas
- Charming exclusive-use outdoor terrace, perfect for BBQs and entertaining
- Two beautiful bedrooms
- Full bathroom with separate bath and shower
- Private single-width indoor garage (no. 2) included
- Basement storage (no. 2) included
- Wall-mounted heat pump: cooling in summer, supplemental heating year-round
- Electric fireplace for cozy winter evenings
- Many inclusions

ESPACE ROUGE BUILDING

- Built in 2011, a human-scale building of only 19 units.
- Concrete construction, well soundproofed.
- Peaceful atmosphere and a true sense of community.
- Co-ownership with a contingency fund study and maintenance log in place.
- Lot bordered by hedges, flat terrain, asphalt driveway.
- Elevator, intercom, garage door opener, connected alarm system.
- Adapted for reduced mobility.

SAINT-LAURENT - "EVERYTHING WITHIN REACH!"

This great Saint-Laurent address offers the best of both worlds: a leafy, peaceful setting on one side, quick access to all of Montreal's active life on the other. The nearby Bois-Franc neighbourhood has kept its family-oriented soul while opening onto the city's main mobility corridors.

You live to the rhythm of the seasons here, between walks in the Bois-de-Liesse nature park, springtime café terraces, and neighbourhood skating rinks in winter. Décarie Boulevard offers restaurants from around the world, multicultural markets, and independent shops. The Du Boisé Library, an award-winning architectural gem. A second home for book lovers.

It is also a gateway neighbourhood: downtown MTL is about twenty minutes away by metro or REM, the Laurentians are less than an hour away via Highway 15, and Saint-Laurent's major employers (technology, aerospace, pharmaceuticals) are just a few minutes by bike. Proximity to schools, daycares, hospitals, and leisure facilities makes daily life easier for families and young professionals alike.

A vibrant, open, well-designed neighbourhood, where you settle in to stay.

NEARBY:

- Saint-Laurent Sports Complex (pool, gyms, arenas) about 1 km
- Du Boisé Library (award-winning modern building) about 1 km
- Bois-Franc Park and bike paths just steps away
- Highways 15 and 40 about 1 km
- Côte-Vertu metro about 1.5 km
- Bois-Franc REM station and Du Ruisseau station about 1.5 km
- Bus stops right in front
- Vanier College about 2.5 km
- Elementary and high schools nearby
- Several daycares and CPEs in the area
- Restaurants, grocery stores, and Place Vertu easily accessible
- Bois-de-Liesse Nature Park (walking, cross-country skiing) minutes away

OCCUPANCY & VISITS

Flexible timeline for investors & owner-occupiers

Move-in possible early October
Easy to schedule; 48 hours' notice appreciated

Sale with legal warranty of quality

Seller’s Declaration Yes SD-41242

The deeds are in the seller's possession since 2020

Source

ALAIN GIGUÈRE, Residential and Commercial Real Estate Broker

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.



Dining room



Patio



Drawing (sketch)



Frontage



Frontage



Exterior entrance



Hall



Living room



Dining room



Living room



Patio



Dining room



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Primary bedroom



Primary bedroom



Bedroom



Bedroom



Bathroom



Bathroom



Bathroom