

Centris No. 20556200 (Active)

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\$349,900

48 Rue Marie-Victorin, apt. 2
Saint-Eustache
J7P 0A1
Region Laurentides
Neighbourhood North East
Near Jerome Richer
Body of Water

Property Type	Apartment	Year Built	2009
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership	
Building Type	Attached corner unit	Special Contribution	
Floor	Garden level	Meeting Minutes	
Total Number of Floors	3	Financial Statements	
Total Number of Units	6	Building Rules	
Private Portion Size		Reposess./Judicial auth.	No
Plan Priv. Portion Area	956.91 sqft	Building insurance	
Price per square foot	\$366/sqft	Maintenance log	
Building Area		Co-ownership insurance	
Lot Size		Contingency fund study	
Lot Area		Cert. of Loc. (divided part)	Yes (2009)
Cadastre of Private Portion	4459581	File Number	
Cadastre of Common Portions	4459579	Occupancy	35 days PP/PR Accepted
Trade possible		Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2023	Municipal	\$1,714 (2026)	Condo Fees (\$300/month)	\$3,600
Lot	\$96,400	School	\$191 (2026)	Common Exp.	
Building	\$208,000	Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	\$304,400 (114.95%)	Total	\$1,905	Total	\$3,600

Room(s) and Additional Space(s)					
No. of Rooms	7	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	14.8 X 17.1 ft	Wood	Fireplace-Stove. Electric Fireplace	
GF	Dining room	9.11 X 11.1 ft	Ceramic		
GF	Kitchen	10.5 X 10.6 ft	Wood		
GF	Primary bedroom	12.7 X 13.1 ft	Wood		
GF	Bedroom	9.2 X 12.4 ft	Wood		
GF	Bathroom	10.4 X 10.1 ft	Ceramic	bathtub + separate shower	
GF	Laundry room	13.4 X 4.11 ft	Linoleum	Storage	

Additional Space	Size	Cadastre/Unit number	Description of Rights
Balcony	7 X 6 ft		Common portion for restricted use
Driveway			Common portion for restricted use
Driveway			Common portion for restricted use
Storage space			Common portion for restricted use
Features			
Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding	Vinyl	Pool	
Windows		Cadastre - Parkg (incl. pr	
Window Type	Casement	Cadastre - Parkg (excl. pr	
Energy/Heating	Electricity	Leased Parkg	
Heating System	Electric baseboard units	Parkg (total)	Driveway (2)
Basement		Driveway	
Bathroom	Separate shower	Garage	
Washer/Dryer (installation)	. (1st level/Ground floor)	Carport	
Fireplace-Stove	Fireplace - Other: Electricity	Lot	
Kitchen Cabinets	Melamine	Topography	
Restrictions/Permissions		Distinctive Features	No rear neighbours
Pets	Pets allowed with conditions	Water (access)	
Property/Unit Amenity	Air exchange system, Intercom, Outdoor storage space, Wall-mounted heat pump	View	
Building Amenity		Proximity	Bicycle path, Commuter train, Daycare centre, Elementary school, High school, Highway, Hospital, Park, Public transportation, Réseau Express Métropolitain (REM), Amenities
Building's Distinctive Features		Roofing	
Energy efficiency			
Mobility impaired accessible			
Inclusions			
light fixtures, curtains and rods, blinds, hood, bedroom wall mirror, and shelf			
Exclusions			
washer, dryer, fridge, stove			
Remarks			
Set in a quiet residential area of Saint-Eustache, this well-maintained 2-bedroom condo offers the ideal balance of peaceful living and everyday convenience. The clean, neutral interior features wood floors and a wall-mounted heat pump. The bathroom offers both a bathtub and separate shower. Enjoy a generously sized terrace, 2 outdoor parking spaces and an exterior storage locker, all close to shops, parks, bike paths, the hospital and quick access to Highway 640.			
Addendum			
* Desirable location in a quiet residential area while remaining close to everyday services * Quick access to Arthur-Sauvé Boulevard and Highway 640 * Close to Saint-Eustache Hospital * Easy access to grocery stores, pharmacies, restaurants, shopping and services * Near schools, daycares and Saint-Eustache's sports and aquatic facilities * Convenient access to parks, green spaces and the city's cycling network * Exo public transit available in the area * Two exterior parking spaces * Practical exterior storage locker * Wall-mounted heat pump for year-round comfort * Clean and well-maintained condominium * Current condo fees of \$300/month, increasing to \$350/month as of November 2026 (and an additional 50\$ the following year)			

Sale with legal warranty of quality**Seller's Declaration**

Yes SD-43220

Condo fees are currently 300\$ per month, they will increase to 350\$ per month starting November 2026. An additional 50\$ increase scheduled for the following year

Open house and Caravan

Type	Date/Time	Comments
Open house	2026-10-04 from 02:00 PM to 04:00 PM	

Mortgage Loan

Creditor	Balance	As Of	% Rate	Term	Amort.	Maturity Date	Payment
TD BANK							

Financial institution at which buyer undertakes to obtain a loan

TD Bank

Owner**Representative**

Lisa Ducharme (E)
48 Marie-Victorin, Rue, apt. 2
Saint-Eustache J7P 0A1

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.

Listing Broker(s)

ROYAL LEPAGE VILLAGE
Real Estate Agency
514-694-2121
villagepc@royalpage.ca
<https://www.royalpagevillage.com>

Diana Campbell, Residential and Commercial Real Estate Broker
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Tina Dandurand
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Compensation sharing

Sale 2%
Rental

Broker's Declaration

Contract-Sale 43285
Contract-Rental

Lease renewal compensation
Other information

Listing on the Internet Yes

Date of Contract Signature 2026-09-28

Expiration Date 2027-03-31

Appointment Info 24-hour minimum notice

Name of the person to contact

Last Price \$349,900

Previous Price

Original Price \$349,900

Telephone for Appointment

Info Selling Broker

All visit requests by immocontact to Diana Campbell. Any offers shall be accompanied by a mortgage pre-approval letter or proof of funds. Should you not have a BCP with your buyer, we kindly ask you to insert the following clause in section 12.1 of any PP: The BROKER identified in clause 2.1 of this PROMISE TO PURCHASE confirms having verified the BUYER'S identity by means of the form bearing the #X.