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Centris No. 12271442 (Active)

[See all pictures](#)



\$325,000

4 Rue Bissonnette, apt. 3
Les Coteaux
J7X 0B4
Region Montérégie
Neighbourhood
Near Provost

Body of Water

Property Type	Apartment	Year Built	2011
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (2012)
Building Type	Attached	Special Contribution	
Floor	1st floor (ground floor)	Meeting Minutes	
Total Number of Floors		Financial Statements	
Total Number of Units		Building Rules	
Private Portion Size	28 X 38 ft	Reposess./Judicial auth.	No
Plan Priv. Portion Area	1,018 sqft	Building insurance	
Building Area		Maintenance log	
Lot Size		Co-ownership insurance	
Lot Area		Contingency fund study	
Cadastre of Private Portion	4986157	Cert. of Loc. (divided part)	Yes (2025)
Cadastre of Common Portions	4986154	File Number	
Trade possible		Occupancy	33 days PP/PR Accepted
Zoning	Residential	Deed of Sale Signature	30 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2025	Municipal	\$2,035 (2026)	Condo Fees (\$15/month)	\$180
Lot	\$78,500	School	\$158 (2025)	Common Exp.	
Building	\$211,100	Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	\$289,600 (112.22%)	Total	\$2,193	Total	\$180

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	15 X 13.5 ft	Laminate floor		

GF	Kitchen	13.1 X 10.1 ft	Vinyl
GF	Dining room	12 X 10.2 ft	Vinyl
GF	Primary bedroom	13.2 X 11.2 ft	Laminate floor
GF	Bedroom	12.7 X 10.2 ft	Laminate floor
GF	Bathroom	11.3 X 7.6 ft	Ceramic
GF	Storage	10 X 3.5 ft	Linoleum
GF	Washer/Dryer area	5 X 3 ft	Linoleum
Additional Space	Size	Cadastre/Unit number	Description of Rights
Fiberglass balcony	10 X 10 ft		
Shed	8 X 4 ft		

Features			
Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$17)
Water Supply	Municipality	Renovations	
Siding	Brick, Vinyl	Pool	
Windows	PVC	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	Asphalt, With outside socket
Bathroom	Separate shower	Garage	
Washer/Dryer (installation)	Storage area (1st level/Ground floor)	Carport	
Fireplace-Stove		Lot	Landscaped
Kitchen Cabinets		Topography	Flat
Restrictions/Permissions		Distinctive Features	
Pets		Water (access)	
Property/Unit Amenity	Air exchange system, Central vacuum cleaner system installation, Wall-mounted heat pump	View	
Building Amenity		Proximity	Bicycle path, Elementary school, Highway, Park
Building's Distinctive Features	Corner unit	Roofing	Asphalt shingles
Energy efficiency			
Mobility impaired accessible			

Inclusions
Blinds, curtains, built-in dishwasher, central vac system and accessories, over the range microwave/fan and wall mounted heat-pump.

Exclusions
Fridge, stove, washer, dryer

Remarks
2011 two bedroom condo well located in a peaceful neighborhood near the lake and canal! Corner unit on the first floor with private entrance. Two large bedrooms. Includes two parking spaces and a shed. Bright dining room with patio doors leading to a 10' x 10' balcony. Very clean and well-maintained condo. Don't miss out!

Addendum
Five minutes from Valleyfield and Highway 20.
Close to grocery stores, pharmacies, shops, schools, and Coteau du Lac with its beautiful winter and spring hiking park (walking, snowshoeing, cross-country skiing, and dog walking).
Bike path in front providing access to Dorion and Ontario.
Lake St-François is two minutes away, offering free access to swimming, paddleboarding, kayaking, and boating. One of the most beautiful lakes in the region.
Two-minute walk to the municipal pool and L'Embouchure Park, which hosts free shows in the summer.
High-performance wall-mounted heat pump (includes air conditioning) (2025).
Air exchanger (2025).

Over the range microwave/fan (2026).
Central vacuum system.

Sale with legal warranty of quality

Seller's Declaration Yes SD-92602
In compliance with environmental protection laws

Source
IMMEUBLES MTL / MTL 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.



Frontage



Frontage



Living room



Living room



Living room



Living room



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Dining room



Dining room



Dining room



Bathroom



Bathroom



Bathroom



Primary bedroom



Primary bedroom



Primary bedroom



Bedroom



Bedroom



Bedroom