

Centris No. 9103570 (Active)

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\$339,000

10 Carré Richelieu, apt. 203
Châteauguay
J6K 3T8
Region Montérégie
Neighbourhood
Near Rue Richelieu
Body of Water

Property Type	Apartment	Year Built	2007
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership	
Building Type	Detached	Special Contribution	
Floor	2nd floor	Meeting Minutes	
Total Number of Floors	3	Financial Statements	
Total Number of Units	22	Building Rules	
Private Portion Size		Reposess./Judicial auth.	No
Plan Priv. Portion Area	91.9 sqm	Building insurance	
Price per square foot	\$343/sqft	Maintenance log	
Building Area		Co-ownership insurance	
Lot Size		Contingency fund study	
Lot Area		Cert. of Loc. (divided part)	Yes (2023)
Cadastre of Private Portion	6105952	File Number	
Cadastre of Common Portions	9105922	Occupancy	30 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	2025	Municipal	\$2,876 (2026)	Condo Fees (\$320/month)	\$3,840
Lot	\$50,000	School	\$183 (2026)	Common Exp.	
Building	\$251,000	Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	\$301,000 (112.62%)	Total	\$3,059	Total	\$3,840

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	6.07 X 4.04 m	Flexible floor coverings		
GF	Dining room	2.64 X 2.64 m	Flexible floor coverings		
GF	Kitchen	2.64 X 3.38 m	Ceramic		
GF	Primary bedroom	4.72 X 3.3 m	Flexible floor coverings		
GF	Bedroom	4.72 X 3.2 m	Flexible floor coverings		
GF	Bathroom	2.49 X 2.64 m	Ceramic		
Additional Space		Size	Cadastre/Unit number	Description of Rights	

Driveway Storage space		Common portion for restricted use	
Features			
Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding	Brick, Vinyl	Pool	
Windows		Cadastre - Parkg (incl. pr	
Window Type		Cadastre - Parkg (excl. pr	
Energy/Heating	Electricity	Leased Parkg	
Heating System	Electric baseboard units	Parkg (total)	Driveway (1)
Basement		Driveway	Asphalt
Bathroom	Separate shower	Garage	
Washer/Dryer (installation)	. (2nd level)	Carport	
Fireplace-Stove		Lot	
Kitchen Cabinets	Melamine	Topography	
Restrictions/Permissions		Distinctive Features	
Pets	Pets allowed	Water (access)	
Property/Unit Amenity	Private balcony, Wall-mounted air conditioning, Fire detector (connected), Air exchange system, Intercom, Indoor storage space	View	
Building Amenity	Visitor parking, Indoor storage space, Elevator	Proximity	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Hospital, Park, Public transportation, Snowmobile trail, ATV trail
Building's Distinctive Features		Roofing	Asphalt shingles
Energy efficiency			
Mobility impaired accessible	Exterior access ramp		
Inclusions			
Light fixtures, light poles, curtains, blinds, wall-mounted air conditioner, microwave, dishwasher, two ceiling fans, hot water tank			
Exclusions			
Remarks			
Bright, spacious and freshly painted, this 2-bedroom condo offers nearly 1,000 sq. ft. of comfortable, well-planned living space. The generous living and dining areas flow into a functional kitchen with plenty of storage and counter space, while both bedrooms are impressively sized. Enjoy a private balcony, large bathroom with separate shower, in-unit laundry, wall-mounted A/C and excellent storage. Located on the 2nd floor of a well-managed building with elevator, this condo is clean, inviting and ready for immediate occupancy. An easy place to move into and make your own.			
Addendum			
Well-managed condominium with elevator and exterior access ramp			
Building includes a community room and visitor parking			
One exterior parking space (#29) included			
Large private storage locker in the basement			
Private balcony with space for a BBQ			
Wall-mounted A/C, air exchanger and intercom			
Pets permitted, subject to condominium regulations			
Hot water tank replaced in 2026			
Convenient location near neighbourhood parks, bike paths, schools and daycare			
Easy access to public transit, including service toward Angrignon and downtown Montreal			
Close to grocery stores, pharmacies and everyday services			
Quick access to Autoroute 30			

Anna-Laberge Hospital and Centre multisport within a short drive
 Parc écologique Fernand-Seguin and additional recreational amenities nearby
 Immediate occupancy available

Sale with exclusion(s) of legal warranty : The sale is made without legal warranty as to quality and at the risk and peril of the buyer

Seller's Declaration Yes SD-18682

Mortgage Loan

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

Owner

Succession of: Estate of Johanne Bergevin (F)
 10 Richelieu, Carré, apt. 203
 Châteauguay J6K 3T8

Representative

Diane Bergervin (F) (Mandatary)
 1683 de Beauvoir
 St-Lazare J7T 0B1

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
 Diana Campbell Courtier Immobilier Inc.
 514-264-2933, 514-700-6966
dianacampbell@royalpage.ca
<http://www.teamcc.ca>

ROYAL LEPAGE VILLAGE
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Tina Dandurand
 Residential Real Estate Broker
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<http://www.teamcc.ca>

Compensation sharing		Broker's Declaration	No
Sale	2%	Contract-Sale	15687
Rental		Contract-Rental	
Lease renewal compensation		Listing on the Internet	Yes
Other information			
Date of Contract Signature	2026-09-29	Last Price	\$339,000
Expiration Date	2027-03-31	Previous Price	
Appointment Info		Original Price	\$339,000
Name of the person to contact			
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.		