

Centris No. 9563709 (Active)

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\$415,000

**12830 Rue Notre-Dame E., apt. 200
Montréal (Rivière-des-Prairies/Pointe-aux-Trembles)
H1A 1R9**

Region Montréal
Neighbourhood Pointe-aux-Trembles
Near tricentenaire
Body of Water Saint Laurent

Property Type	Apartment	Year Built	2012
Style	One storey	Expected Delivery Date	
Condominium Type	Divided Share 7.439%	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (2012)
Building Type	Attached	Published to RFQ	Yes (2012-02-10)
Floor	1st floor (ground floor)	Special Contribution	Yes (2025)
Total Number of Floors	2	Meeting Minutes	Yes (2025)
Total Number of Units	6	Financial Statements	Yes
Private Portion Size		Building Rules	No
Plan Priv. Portion Area	890 sqft	Reposess./Judicial auth.	Yes (2025)
Price per square foot	\$466/sqft	Building insurance	Maintenance log
Building Area		Maintenance log	Yes (2025)
Lot Size		Co-ownership insurance	Contingency fund study
Lot Area	1,381 sqft	Contingency fund study	Cert. of Loc. (divided part)
Cadastre of Private Portion	4828684, 4828695	Cert. of Loc. (divided part)	Yes (2026)
Cadastre of Common Portions	4828682	File Number	05567 7744 44 4444 001 0004
Trade possible		Occupancy	60 days PP/PR Accepted
Zoning	Residential	Deed of Sale Signature	60 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$2,280 (2026)	Condo Fees (\$227/month)	\$2,724
Lot	\$64,200	School	\$237 (2026)	Common Exp.	
Building	\$285,700	Infrastructure		Electricity	\$750
		Water	\$800 (2025)	Oil	
				Gas	\$1,273
				Water heater rental	\$708
Total	\$349,900 (118.61%)	Total	\$3,317	Total	\$5,455

Room(s) and Additional Space(s)								
No. of Rooms	4		No. of Bedrooms (above ground + basement)	2+0		No. of Bathrooms and Powder Rooms	1+0	
Level	Room	Size	Floor Covering	Additional Information				
GF	Hall	9.7 X 4 ft	Ceramic					
GF	Living room	13.8 X 14.9 ft	Wood					
GF	Dinette	13.8 X 8.1 ft	Wood					
GF	Kitchen	13.8 X 8.1 ft	Ceramic					
GF	Bathroom	9.1 X 8 ft	Ceramic					
GF	Primary bedroom	13.6 X 12.11 ft	Wood					

GF	Bedroom	14.3 X 8.7 ft	Wood
GF	Storage	4 X 5 ft	Ceramic
GF	Storage	5.1 X 3.4 ft	Ceramic
BA1	Storage	7.1 X 3.1 ft	Concrete
Additional Space	Size	Cadastre/Unit number	Description of Rights
Balcony	11.9 X 7.9 ft		Common portion for restricted use
Garage	16.10 X 10.7 ft	4828695	Private portion
Shared terrace			Common portion

Features

Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$59)
Water Supply	Municipality	Renovations	
Siding		Pool	
Windows	PVC	Cadastre - Parkg (incl. pr	Garage - 1
Window Type	Casement, French door, Tilt and turn	Cadastre - Parkg (excl. pr	
Energy/Heating	Natural gas	Leased Parkg	
Heating System	Forced air, Hot water	Parkg (total)	Garage (1)
Basement		Driveway	Asphalt
Bathroom	Separate shower, Deep bath	Garage	Heated
Washer/Dryer (installation)	Other (1st level/Ground floor)	Carpport	
Fireplace-Stove		Lot	Bordered by hedges
Kitchen Cabinets	Melamine	Topography	Flat
Restrictions/Permissions	Short-term rentals not allowed	Distinctive Features	Waterfront
Pets	Pets allowed with conditions	Water (access)	Access (Fleuve (river)), Waterfront (Fleuve (river)), Navigable
Property/Unit Amenity	Private balcony, Level 2 charging station, Central air conditioning, Intercom, Electric garage door opener, Indoor storage space	View	View of the water
Building Amenity	Visitor parking, Roof terrace	Proximity	Bicycle path, CEGEP, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Hospital, Park, Public transportation, River shuttle
Building's Distinctive Features		Roofing	Elastomeric membrane
Energy efficiency			
Mobility impaired accessible			

Inclusions

Light fixtures, blinds, and a Samsung dishwasher are included, with no guarantee of quality. The water heater is rented for \$57 per month. Household appliances are sold without legal warranty of quality, at the buyer's own risk.

Exclusions

Remarks

Urban luxury meets river serenity: This modern condominium, bathed in natural light thanks to its abundant windows and ideal northeast/southwest orientation, offers an exceptional living environment on the banks of the St. Lawrence River. The open-concept living space, featuring hardwood floors, is designed to be both practical and elegant. You'll find a spacious bathroom with a separate deep bath and shower. Enjoy your privacy on your private balcony or head up to the shared rooftop terrace to admire the river view. Inlets provided for electric or gas cooker. Private garage with pre-wiring for an electric vehicle charging station.

Addendum

The perfect balance between modernity and rustic serenity. This superb contemporary two-bedroom condo stands out with its exceptional natural light and clean lines. The inviting open-concept living area is ideal for entertaining, while the bathroom invites relaxation. The real highlight? Your rooftop terrace, offering breathtaking views of the St. Lawrence River. A rare feature

for sustainable mobility: a private garage is included (possibility of renting a 2nd parking space), ready to accommodate your electric vehicle charging station. Enjoy the convenience of charging your vehicle at home, a rarity on the market that combines urban living with eco-friendly consumption. Strategic location: close to Highway 40, public transportation, and bike paths. For your leisure: a swimming pool, cultural center, library, and two nature parks (hiking trails, cross-country skiing, and snowshoeing). Enjoy the charm of Old Pointe-aux-Trembles, currently undergoing revitalization, with its public market, fountains, and the river shuttle that takes you to Montreal's Old Port in just 30 minutes. Schools and daycares are just steps away. For your boat, the Pointe-aux-Trembles Marina is just a few meters away.

Sale with legal warranty of quality

Seller's Declaration Yes SD-93789
 The deeds are in the seller's possession since 2017

Owner

François Cantin (F)
 12380 Notre Dame Est, apt. 200
 Montréal, Québec H1A 1R9

Louise Lemelin (F)
 12380 Notre Dame Est, apt. 200
 Montréal, Québec H1A 1R9

Representative

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)

AGENCE IMMOBILIÈRE DU PLATEAU
 Real Estate Agency
 514-246-5653
 rcf@agenceduplateau.ca
 http://www.agenceduplateau.ca

Pascalline Quaedvlieg
 Residential Real Estate Broker
 514-909-5378, 514-246-5653
 pascalline.quaedvlieg@gmail.com
 https://www.agenceimm.ca

Compensation sharing		Broker's Declaration	No
Sale	2%	Contract-Sale	98046
Rental		Contract-Rental	
Lease renewal compensation		Listing on the Internet	Yes
Other information			
Date of Contract Signature	2026-05-09	Last Price	\$415,000
Expiration Date	2026-12-31	Previous Price	
Appointment Info	24-hour minimum notice	Original Price	\$415,000
Name of the person to contact			
Telephone for Appointment			
Info Selling Broker	Notice of visite 24 hours in advance. Possibility of renting a 2nd parking space. Notary date and possession from July 1st 2026		