

Active R3131913 Board: V House/Single Family	805 MILTON STREET New Westminster Uptown NW V3M 1M9	Residential Detached \$1,170,000 (LP) (SP) M
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Sold Date:	If new, GST/HST inc?: No	Original Price: \$1,170,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 9999
Frontage(feet): 33.00	Bathrooms: 3	Age: 999
Frontage(metres): 10.06	Full Baths: 3	Zoning: RS-1
Depth / Size: 132	Half Baths: 0	Gross Taxes: \$5,668.84
Lot Area (sq.ft.): 4,356.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.10	P.I.D.: 009-295-097	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking: 0	Covered Parking: 0	Parking Access:
Construction: Frame - Wood	Parking: Other		
Exterior: Mixed	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: 0 R.I. Fireplaces: 0	Fixtures Leased: No :		
Fireplace Fuel: None	Fixtures Rmvd: No :		
Fuel/Heating: Electric, Forced Air	Floor Finish:		
Outdoor Area: None			
Type of Roof: Asphalt			

Legal: **LOT 8, SUB BLOCK 5, PLAN NWP2620, NEW WESTMINSTER LAND DISTRICT, E1/2, OF LOTS 19 TO 21**

Amenities: **In Suite Laundry**

Site Influences:

Features:

Finished Floor (Main):	1,370	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15'4 x 11'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	11'6 x 13'3			x	Main 3
Finished Floor (Below):	0	Main	Primary Bedroom	15' x 8'0			x	Main 3
Finished Floor (Basement):	450	Main	Bedroom	11'5 x 9'8			x	Main 3
Finished Floor (Total):	1,820sq. ft.	Main	Bedroom	11'5 x 9'8			x	
Unfinished Floor:	0	Main	Bedroom	11'5 x 9'5			x	
Grand Total:	1,820sq. ft.	Main	Bedroom	10' x 7'4			x	
		Main	Kitchen	11' x 10'2			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Steam Room	15'5 x 13'2			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite: Unauthorized Suite								
Basement: Part								
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 9	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **RE/MAX City Realty**

Court Order sale, house is patially updated, flooring, cabinets, rough in bathroos, 1 bedroom suite. easy to show

Active
R3090788
Board: V
House/Single Family

1190 AUGUSTA AVENUE

Burnaby North
Simon Fraser Univer.
V5A 2V4

Residential Detached

\$1,650,000 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,850,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1973**
Frontage(feet): **55.00** Bathrooms: **3** Age: **53**
Frontage(metres): **16.76** Full Baths: **3** Zoning: **R1**
Depth / Size: **133** Half Baths: **0** Gross Taxes: **\$5,997.24**
Lot Area (sq.ft.): **1.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.00** P.I.D.: **006-485-821** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Split Entry**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas, Wood**
Fuel/Heating: **Forced Air**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Other**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Legal: **LOT 320, PLAN NWP42589, DISTRICT LOT 135, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	1,572	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	19' x 15'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12' x 10'			x	Main 3
Finished Floor (Below):	947	Main	Kitchen	13' x 10'			x	Main 3
Finished Floor (Basement):	0	Main	Bedroom	14' x 12'			x	Below 3
Finished Floor (Total):	2,519sq. ft.	Main	Bedroom	12' x 10'			x	
Unfinished Floor:	0	Main	Bedroom	12' x 10'			x	
Grand Total:	2,519sq. ft.	Below	Bedroom	12' x 10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Family Room	19' x 13'			x	
		Bsmt	Laundry	9'10 x 11'10			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite: Other								
Basement: Part								
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 9	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **RE/MAX City Realty**

Court order sale, 4 bedroom & 3 bath house, updated kitchen with centre island, tiled flooring in kitchen and dining room, laminate flooring, updated basement flooring, Newer windows, covered deck plumbed for gas heater and barbecue, vaulted ceilings, 2 fireplaces, Flat lot 55x133 fenced. Court date to approve sale July 28, 2026 New Westminster Court 651 Carnarvon Court room 418 time 9:45am bring competing offers to Court

Active
R3095930

Board: V
House/Single Family

1217 SIXTH AVENUE

New Westminster
West End NW
V3M 2C1

Residential Detached

\$1,700,000 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,700,000**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1926**
Frontage(feet): **66.00** Bathrooms: **3** Age: **100**
Frontage(metres): **20.12** Full Baths: **3** Zoning: **RD-1**
Depth / Size: **123.7** Half Baths: **0** Gross Taxes: **\$7,623.91**
Lot Area (sq.ft.): **8,164.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.19** P.I.D.: **013-647-547** Tax Inc. Utilities?:
Flood Plain: Tour:
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Natural Gas, Sanitary Sewer, Storm Sewer**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey** Total Parking: Covered Parking: Parking Access: **Front**
Construction: **Frame - Wood** Parking: **Open**
Exterior: **Stucco** Driveway Finish: **Concrete, Paving Stone**
Foundation: **Other** Dist. to Public Transit: **1.1KM** Dist. to School Bus: **1.1KM**
POURED CONCRETE Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Renovations: Reno. Year: Property Disc.: **No**
of Fireplaces: **0** R.I. Fireplaces: Rain Screen: Fixtures Leased: **No :**
Fireplace Fuel: Metered Water: Fixtures Rmvd: **No :**
Fuel/Heating: **Forced Air, Hot Water, Natural Gas** R.I. Plumbing: Floor Finish: **Hardwood, Tile**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Legal: **LOT 11, SUB BLOCK 11, PLAN NWP2620, NEW WESTMINSTER LAND DISTRICT, OF LOT 7**

Amenities: **Storage**

Site Influences: **Central Location, Paved Road, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Microwave, Oven - Built In**

Finished Floor (Main):	1,345	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	893	Bsmt	Storage	12' x 7'	Main	Other	10' x 16'	Floor	#Pcs
Finished Floor (AbvMain2):	0	Bsmt	Recreation Room	16' x 31'	Above	Primary Bedroom	20' x 25'	Bsmt	3
Finished Floor (Below):	0	Bsmt	Kitchen	9' x 17'	Above	Other	20' x 16'	Main	3
Finished Floor (Basement):	1,377	Bsmt	Laundry	7' x 4'			x	Above	3
Finished Floor (Total):	3,615sq. ft.	Bsmt	Utility	23' x 13'			x		
Unfinished Floor:	0	Bsmt	Other	11' x 15'			x		
Grand Total:	3,615sq. ft.	Bsmt	Other	11' x 12'			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Foyer	7' x 10'			x		
		Main	Bedroom	14' x 14'			x		
		Main	Eating Area	14' x 12'			x		
		Main	Other	14' x 14'			x		
		Main	Other	14' x 9'			x		
		Main	Other	10' x 23'			x		
Suite: Legal Suite		Manuf Type:		Registered in MHR?:		PAD Rental:			
Basement: Fully Finished		MHR#:		CSA/BCE:		Maint. Fee:			
Crawl/Bsmt. Height:		# of Levels: 2		ByLaw Restrictions:					
# of Kitchens: 1		# of Rooms: 16							

Listing Broker(s): **eXp Realty**

BUILD YOUR DREAM IN NEW WESTMINSTER! Imagine the possibilities on this massive 8,164 sq. ft. corner lot in the sought-after West End. Zoned RD-1 (Duplex Residential), this prime site features a commanding 66' frontage-perfect for a prestigious duplex or ambitious infill project. The 1926 character home is full of potential, ideal for rental income while you design your masterpiece. A RARE OPPORTUNITY. Steps from the 12th St corridor, schools, and transit, this location blends charm with urban convenience. This is a COURT ORDERED SALE sold "As-Is, Where-Is." A chance of a lifetime for savvy investors or visionary developers to secure a high-value holding in a premier location. Don't let this Royal City gem slip away!

Active R3118091 Board: V House/Single Family	5460 BRAELAWN DRIVE Burnaby North Parkcrest V5B 4R7	Residential Detached \$1,840,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$1,840,000
Meas. Type: Feet	Bedrooms: 8	Approx. Year Built: 1984
Frontage(feet): 0.00	Bathrooms: 4	Age: 42
Frontage(metres): 0.00	Full Baths: 4	Zoning: R1
Depth / Size: 0.00	Half Baths: 0	Gross Taxes: \$7,122.73
Lot Area (sq.ft.): 7,934.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.18	P.I.D.: 002-771-527	Tax Inc. Utilities?:
Flood Plain:		Tour: Virtual Tour URL
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type:	Water Supply: City/Municipal	

Style of Home: 2 Storey w/ Bsmt.	Total Parking: 4	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Brick, Mixed, Stucco	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: CLOSE	Dist. to School Bus: CLOSE	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: 3	Reno. Year:		
R.I. Fireplaces:	Rain Screen:		
Fireplace Fuel: Natural Gas	Metered Water:		
Fuel/Heating: Baseboard, Electric, Natural Gas	R.I. Plumbing:		
Outdoor Area: Fenced Yard, Patio(s), Patio(s) & Deck(s)	Fixtures Leased: No		
Type of Roof: Tile - Composite	Fixtures Rmvd: :		
	Floor Finish:		

Legal: **LOT 554, PLAN NWP61380, DISTRICT LOT 126, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	2,104	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,175	Main	Living Room	14'2 x 20'9	Above	Bedroom	14'2 x 11'4	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	10'4 x 12'5	Above	Bedroom	12'7 x 11'8	Above	4
Finished Floor (Below):	0	Main	Eating Area	12'8 x 11'0	Bsmt	Eating Area	16'3 x 14'1	Above	4
Finished Floor (Basement):	1,694	Main	Dining Room	14'6 x 13'8	Bsmt	Kitchen	13'6 x 13'8	Main	4
		Main	Family Room	21'1 x 16'7	Bsmt	Bedroom	10'1 x 14'1	Bsmt	4
Finished Floor (Total):	4,973sq. ft.	Main	Laundry	11'4 x 7'4	Bsmt	Den	13'1 x 11'6		
Unfinished Floor:	0	Main	Bedroom	13'3 x 9'1	Bsmt	Den	12'7 x 11'4		
Grand Total:	4,973sq. ft.	Main	Flex Room	5'5 x 4'10	Bsmt	Recreation Room	14'4 x 19'8		
		Main	Bedroom	9'1 x 13'3	Bsmt	Storage	8'9 x 9'1		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Foyer	9'2 x 11'4			x		
		Above	Bedroom	11'2 x 10'5			x		
Suite:		Above	Primary Bedroom	15'0 x 14'0			x		
Basement:Fully Finished		Above	Bedroom	10'6 x 10'11			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 2	# of Rooms: 22	MHR#:	CSA/BCE:		Maint. Fee:				
		ByLaw Restrictions:							

Listing Broker(s): **Oakwyn Realty Encore**

Oakwyn Realty Encore

A DESIRABLE NEIGHBOURHOOD! Prestigious Parkcrest location! Situated on the high side of a quiet cul-de-sac, this 3-level home offers over 5,000 sqft of living space. It features a grand foyer with skylight and spiral staircase, vaulted cedar ceilings, and a private backyard. Spacious layout includes 4 large bedrooms up, plus 2 on the main, ideal for extended family. The basement offers a 3-bedroom suite and rec room. Private fenced yard with fruit trees, double garage, and ample parking. Close to schools, parks, shopping, and transit. School catchment Burnaby North Secondary & Capitol Hill Elementary & Parkcrest Elementary. Book your showing today! Open House by APPOINTMENT ONLY Saturday June 27 12:30 pm - 2:30pm

Active
R3134239
Board: V
House/Single Family

817 SANGSTER PLACE

New Westminster
The Heights NW
V3L 4L7

Residential Detached

\$1,999,000 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$1,725,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1940**
Frontage(feet): **71.63** Bathrooms: **3** Age: **86**
Frontage(metres): **21.83** Full Baths: **3** Zoning: **RS-1**
Depth / Size: **98.88** Half Baths: **0** Gross Taxes: **\$7,754.39**
Lot Area (sq.ft.): **7,101.47** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.16** P.I.D.: **007-690-991** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **3** Covered Parking: **1** Parking Access: **Lane**
Parking: **Add. Parking Avail., Carport & Garage**
Driveway Finish:
Dist. to Public Transit: **300 mts** Dist. to School Bus: **500 mts**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **Yes :As Is Where Is**
Fixtures Rmvd: **Yes :As Is Where Is**
Floor Finish:

Legal: **LOT 22 BLOCK "J" SUBURBAN BLOCK 14 PLAN 24203**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	1,183	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	565	Main	Bedroom	0' x 0'			x	Floor #Pcs
Finished Floor (AbvMain2):	1,167	Main	Bedroom	0' x 0'			x	Main 3
Finished Floor (Below):	0	Main	Bedroom	0' x 0'			x	Below 3
Finished Floor (Basement):	0	Main	Bedroom	0' x 0'			x	Main 3
Finished Floor (Total):	2,915sq. ft.	Below	Bedroom	0' x 0'			x	
Unfinished Floor:	0	Below	Bedroom	0' x 0'			x	
Grand Total:	2,915sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite:				x			x	
Basement:Full				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 0	# of Rooms: 6	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Stonehaus Realty Corp.**

Stonehaus Realty Corp.

Foreclosure Opportunity | Attention Builders, Investors & Visionary Buyers! A rare and lucrative development opportunity awaits in the highly desirable, family-friendly neighborhood of Victory Heights. Situated on a quiet, tree-lined street, 817 Sangster Place is prime for redevelopment with its RGO-A zoning, which allows for the construction of up to four homes. Whether you are looking to build a high-yield multi-unit project, a corporate portfolio addition, or a multi-generational family estate, this property is a true builder's dream in a high-demand market. While the value is predominantly in the land, the existing home offers a functional layout with main-floor oak flooring and a detached carport equipped with a 60-amp electric panel—perfect for EV charging or a secure workshop.

Active R3112834 Board: V House/Single Family	5240 HALLEY AVENUE Burnaby South Central Park BS V5H 2P8	Residential Detached \$2,350,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$2,690,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1958
Frontage(feet): 66.00	Bathrooms: 3	Age: 68
Frontage(metres): 20.12	Full Baths: 3	Zoning: R5
Depth / Size: 154	Half Baths: 0	Gross Taxes: \$8,194.64
Lot Area (sq.ft.): 101,656.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 2.33	P.I.D.: 010-729-992	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: Yes: NORTSHORE MOUNTAIN		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking: 6	Covered Parking: 2	Parking Access:
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Stone, Wood	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: CLOSE	Dist. to School Bus: CLOSE	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: 2	Reno. Year:		
R.I. Fireplaces:	Rain Screen:		
Fireplace Fuel: None	Metered Water:		
Fuel/Heating: Forced Air, Natural Gas	R.I. Plumbing:		
Outdoor Area: Balcny(s) Patio(s) Dck(s)	Fixtures Leased: No		
Type of Roof: Asphalt	Fixtures Rmvd: No		
	Floor Finish: Wall/Wall/Mixed		

Legal: **LOT 1 BLOCK 39 DISTRICT LOT 34 GROUP 1 NEW WESTMINSTER DISTRICT PLAN2801**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,781	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	22'3 x 15'2			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'11 x 11'8			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	13'9 x 10'4			x	Main 3
Finished Floor (Basement):	911	Main	Eating Area	10'4 x 7'9			x	Below 3
		Main	Primary Bedroom	17'8 x 13'1			x	
Finished Floor (Total):	2,692sq. ft.	Main	Bedroom	14'5 x 11'4			x	
Unfinished Floor:	0	Main	Bedroom	11'4 x 9'2			x	
Grand Total:	2,692sq. ft.	Main	Bedroom	11'2 x 9'			x	
		Below	Recreation Room	21'8 x 13'11			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	12'5 x 12'1			x	
		Below	Laundry	18'9 x 9'7			x	
Suite:				x			x	
Basement: None				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Unilife Realty Inc.** **Unilife Realty Inc.**

CORNER LOT (66' frontage x 154' depth) Rarely available, this expansive 10,165 sq ft boasts stunning mountain VIEWS in the highly sought-after Central Park neighborhood of Burnaby. The property features 2,739 sq ft of living space, offering excellent flexibility to live in, rent out, or hold while planning your future development. 6-Unit building plan OR 4-Duplex plan, approx 12300 buildable indoor area are exceptional investment opportunity! Enjoy an unbeatable, central location just minutes from Metrotown, Brentwood, Central Park, and Bonsor Recreation Complex & Seniors Centre. Conveniently close to Burnaby General Hospital, as well as top-rated schools including Chaffey-Burke Elementary and Moscrop Secondary. Commuting is easy with Patterson SkyTrain Station only 3 minutes drive.