



Presented by:
Micky Kandola

Team 3000 Realty Ltd.
Phone: 604-780-2770
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Active
R3002448
Board: V
Apartment/Condo

304 3455 ASCOT PLACE

Vancouver East
Collingwood VE
V5R 6B7

Residential Attached

\$334,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$349,000
Meas. Type: Feet	Bedrooms: 0	Approx. Year Built: 1994
Frontage(feet):	Bathrooms: 1	Age: 31
Frontage(metres):	Full Baths: 1	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$982.47
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 018-665-977	Tax Inc. Utilities?:
View: :		Tour:
Complex / Subdiv: Queen's Court		
First Nation:		
Services Connctd: Community, Electricity		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Inside Unit**
Construction: **Concrete**
Exterior: **Concrete, Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Electric**
Outdoor Area: **None**
Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground**
Dist. to Public Transit: **Close** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Vinyl/Linoleum**

Legal: **STRATA LOT 33, PLAN LMS1299, DISTRICT LOT 51, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Elevator, Shared Laundry**

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

Finished Floor (Main): 400	Units in Development:	Tot Units in Strata: 150	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 14	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: First Service Residential	Mgmt. Co's #: 604-683-3900	
Finished Floor (Below): 0	Maint Fee: \$147.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Hot Water		
Finished Floor (Total): 400 sq. ft.			
Unfinished Floor: 0			
Grand Total: 400 sq. ft.	Bylaws Restrictions: Pets Not Allowed, Rentals Allowed		

Suite:	Restricted Age:	# of Pets:	Cats:	Dogs:
Basement: None	# or % of Rentals Allowed:			
Crawl/Bsmt. Ht:	Short Term (<1yr) Rnt/Lse Alwd?: No			
# of Kitchens: 1	Short Term Lse-Details:			
# of Levels: 1				
# of Rooms: 3				

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	15'6 x 11'3	1	Main	4	No
Main	Kitchen	5'0 x 4'6	2			
Main	Dining Room	6'0 x 6'2	3			
		x	4			
		x	5			
		x	6			
		x	7			
		x	8			

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

Foreclosure. Renovator alert!! South facing studio/bachelor suite close to Collingwood skytrain station. Condo needs major renovation. Sold as is where is.



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Active
R2964533
Board: V
Apartment/Condo

303 458 E 44TH AVENUE

Vancouver East
Fraser VE
V5W 1W3

Residential Attached

\$455,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$529,000
Meas. Type:	Bedrooms: 1	Approx. Year Built: 1990
Frontage(feet):	Bathrooms: 1	Age: 35
Frontage(metres):	Full Baths: 1	Zoning: RM-2
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,516.15
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 015-769-119	Tax Inc. Utilities?: No
View: No :		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd:	Community, Electricity, Natural Gas, Water	
Sewer Type:	City/Municipal	Water Supply: City/Municipal

Style of Home: **Upper Unit**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **R.I. Fireplaces:**
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Patio(s)**
Type of Roof: **Torch-On**

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

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Add. Parking Avail., None**
Dist. to Public Transit: **Nearby** Dist. to School Bus: **Nearby**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood**

Legal: **STRATA LOT 12, PLAN VAS2600, DISTRICT LOT 645, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **None**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Microwave, Refrigerator, Stove**

Finished Floor (Main): 642			Units in Development: 16			Tot Units in Strata:			Locker:		
Finished Floor (Above): 0			Exposure:			Storeys in Building:					
Finished Floor (AbvMain2): 0			Mgmt. Co's Name:			Mgmt. Co's #:					
Finished Floor (Below): 0			Maint Fee: \$185.65			Council/Park Apprv?:					
Finished Floor (Basement): 0			Maint Fee Includes: Gardening, Hot Water								
Finished Floor (Total): 642 sq. ft.											
Unfinished Floor: 0											
Grand Total: 642 sq. ft.			Bylaws Restrictions: Rentals Allowed								
Suite: None			Restricted Age:			# of Pets:			Cats: Dogs:		
Basement: None			# or % of Rentals Allowed:								
Crawl/Bsmt. Ht:			Short Term (<1yr)Rnt/Lse Alwd?: No								
# of Kitchens: 1			Short Term Lse-Details:								
# of Levels: 1											
# of Rooms: 4											
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Living Room	16'6 x 12'4			x	1	Main	4	No		
Main	Dining Room	9' x 7'5			x	2			No		
Main	Kitchen	7'2 x 7'1			x	3			No		
Main	Primary Bedroom	14' x 10'			x	4			No		
		x			x	5			No		
		x			x	6			No		
		x			x	7			No		
		x			x	8			No		

Listing Broker(s): **YPA Your Property Agent**

Well-maintained 1-bedroom suite in the Fraser neighborhood, located on East 44th. This bright and spacious unit is just one block from John Oliver Secondary and close to markets, cafes, restaurants, shops, and more. Convenient bus or drive access to UBC, SkyTrain, Oakridge, Langara College, Downtown, and Richmond. Features shared laundry and low maintenance fees (covering hot water and gardening). No pets allowed. Self-managed, ideal for first-time buyers. Note: No elevator.



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Active
R3019206

Board: V
Apartment/Condo

1003 2221 E 30TH AVENUE

Vancouver East
Victoria VE
V5N 0G6

Residential Attached

\$499,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$499,000
Meas. Type:	Bedrooms: 1	Approx. Year Built: 2018
Frontage(feet):	Bathrooms: 1	Age: 7
Frontage(metres):	Full Baths: 1	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,587.98
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain: No	P.I.D.: 030-603-731	Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Concrete**
Exterior: **Concrete, Glass**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **R.I.** Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Other**
Outdoor Area: **Patio(s)**
Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**

Legal: **STRATA LOT 63, PLAN EPS5134, DISTRICT LOT 393, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **In Suite Laundry, Pool; Outdoor, Concierge**

Site Influences:
Features:

Finished Floor (Main): **483**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **483 sq. ft.**
Unfinished Floor: **0**
Grand Total: **483 sq. ft.**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht.:
of Kitchens: **1**

of Levels: **1**
of Rooms: **3**

Units in Development:
Exposure:
Mgmt. Co's Name: **First Service Residential**
Maint Fee: **\$398.61**
Maint Fee Includes: **Gardening, Management**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #: **604-683-8900**
Council/Park Apprv?:

Locker:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**

Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:
of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Primary Bedroom	10' x 10'			x	1	Main	3	No
Main	Living Room	10' x 11'			x	2			
Main	Kitchen	6' x 12'			x	3			
		x			x	4			
		x			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

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

Court order sale, 1 bedroom condo at Kensington Gardens, built by Westbank. Building features Pool, Media room, Sauna and games room. Allow time for showings.



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Active
R2996292
Board: V
Apartment/Condo

423 2238 KINGSWAY

Vancouver East
Victoria VE
V5N 2T7

Residential Attached

\$574,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$608,800
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1997
Frontage(feet):	Bathrooms: 2	Age: 28
Frontage(metres):	Full Baths: 2	Zoning: C-2
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,849.18
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain: No	P.I.D.: 023-787-864	Tax Inc. Utilities?: No
View: Yes : PANORAMIC		Tour:
Complex / Subdiv: The King's Courtyard		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Slab**

Renovations:
of Fireplaces: **0** R.I. Fireplaces: **0**
Fireplace Fuel: **None**
Fuel/Heating: **Electric, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Torch-On**

Reno. Year:
Rain Screen: **No**
Metered Water:
R.I. Plumbing: **No**

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
Parking: **Garage Underbuilding**
Dist. to Public Transit: **OUTSIDE** Dist. to School Bus: **1 KILOMETER**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **Yes: FORECLOSURE**
Fixtures Rmvd: **Yes: FORECLOSURE**
Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 84, PLAN LMS2835, DISTRICT LOT 393, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Elevator, Garden, In Suite Laundry, Storage, Wheelchair Access**

Site Influences:
Features:

Finished Floor (Main): 802	Units in Development: 84	Tot Units in Strata: 84 Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 3
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: CENTURY 21 PRUDENTIAL ESTATES	Mgmt. Co's #: 604-273-1744
Finished Floor (Below): 0	Maint Fee: \$413.35	Council/Park Apprv?: No
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Management	
Finished Floor (Total): 802 sq. ft.		
Unfinished Floor: 0		
Grand Total: 802 sq. ft.	Bylaws Restrictions: Pets Allowed, Pets Allowed w/Rest., Rentals Allowed, Rentals Allwd w/Restrctns	
Suite: None	Restricted Age:	# of Pets: 1 Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:	
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No	
# of Kitchens: 1	Short Term Lse-Details:	
# of Levels: 1		
# of Rooms: 9		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	3'5" x 8'8"	Main	Other	5' x 7'	1	Main	4	No
Main	Living Room	12' x 14'3"			x	2	Main	4	Yes
Main	Kitchen	5'6" x 11'10"			x	3			
Main	Dining Room	7'7" x 13'3"			x	4			
Main	Primary Bedroom	10'2" x 18'5"			x	5			
Main	Bedroom	8'4" x 10'			x	6			
Main	Laundry	3'6" x 6'			x	7			
Main	Other	5' x 7'			x	8			

Listing Broker(s): **RE/MAX LIFESTYLES REALTY**

Welcome to The King's Courtyard, a centrally located gem in Vancouver. This bright and well-maintained 802 sq ft condo offers 2 bedrooms and 2 full bathrooms with a practical, open-concept layout. Step outside to your private patio—ideal for relaxing or entertaining. Just steps from T&T Supermarket, popular restaurants, the Nanaimo SkyTrain Station, and local parks, this home provides quick access to Downtown Vancouver and is within the catchment of Gladstone Secondary. Perfect for first-time buyers or small families looking for a move-in-ready home with excellent walkability. Includes one secured parking stall and one storage locker. 24-hour notice required for all showings. Showings limited to one Realtor and two clients. Additional photo link available upon request. Thank you, Luke.



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Active
R2987172
Board: V
Apartment/Condo

208 133 E 8TH AVENUE

Vancouver East
Mount Pleasant VE
V5T 1R8

Residential Attached

\$588,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$588,000
Meas. Type:	Bedrooms: 0	Approx. Year Built: 2014
Frontage(feet):	Bathrooms: 1	Age: 11
Frontage(metres):	Full Baths: 1	Zoning: C-3A
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,744.86
Sq. Footage: 0.00		For Tax Year:
Flood Plain:	P.I.D.: 029-275-822	Tax Inc. Utilities?:
View: Yes : City views		Tour:
Complex / Subdiv: Collection 45		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Inside Unit**
Construction: **Concrete Frame, Frame - Metal**
Exterior: **Concrete, Glass**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **None**
Type of Roof: **Tar & Gravel**

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

Total Parking: Covered Parking: Parking Access: **Lane**
Parking: **Garage; Underground**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Tile**

Legal: **STRATA LOT 14, BLOCK 44, PLAN EPS1894, DISTRICT LOT 200A, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Bike Room, Elevator, Garden, In Suite Laundry, Recreation Center**

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave**

Finished Floor (Main): 527	Units in Development: 45	Tot Units in Strata: 45	Locker:
Finished Floor (Above): 0	Exposure:	Storeys in Building: 6	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Quay Pacific	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$290.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility		
Finished Floor (Total): 527 sq. ft.			
Unfinished Floor: 0			
Grand Total: 527 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite: None	Restricted Age:	# of Pets:	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr) Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details: Minimum 1 month rental		
# of Levels: 1			
# of Rooms: 5			

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	13'5" x 4'	1	Main	3	No
Main	Dining Room	13'6" x 10'	2			
Main	Living Room	13'6" x 10'	3			
Main	Storage	8'9" x 5'7"	4			
Main	Solarium	14'1" x 6'	5			
			6			
			7			
			8			

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

Collection 45 is a contemporary 6-storey concrete building located mid-block on East 8th Avenue, just steps from the bustling Main Street. This south-facing Bachelor Suite offers a spacious enclosed patio with floor-to-ceiling windows, allowing ample natural light. Inside, you'll find 9'4" ceilings, beautiful hardwood flooring, and high-end stainless-steel appliances. The European-inspired kitchen boasts sleek cabinetry, a wall-mounted oven and microwave, along with a fully integrated Libherr fridge and Blomberg dishwasher. The bathroom exudes luxury, featuring Italian marble flooring, Caesarstone countertops, wall-mounted faucets, and both rain and hand-held showerheads for a spa-like experience. Look no further—this is the home you've been waiting for!



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Active
R3000826
Board: V
Apartment/Condo

506 2733 CHANDLERY PLACE

Vancouver East
South Marine
V5S 4V3

Residential Attached

\$589,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$619,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2000
Frontage(feet):	Bathrooms: 2	Age: 25
Frontage(metres):	Full Baths: 2	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,914.48
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 024-660-191	Tax Inc. Utilities?: No
View: Yes : River		Tour:
Complex / Subdiv: RIVER DANCE		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Corner Unit**
Construction: **Concrete**
Exterior: **Concrete**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Other**

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

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage Underbuilding**
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Mixed**

Legal: **STRATA LOT 25 DISTRICT LOT 258 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN LMS4074 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Bike Room, Club House, Elevator, Exercise Centre, In Suite Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Waterfront Property**
Features:

Finished Floor (Main): 767			Units in Development: 210			Tot Units in Strata:			Locker: Yes		
Finished Floor (Above): 0			Exposure: South			Storeys in Building: 12					
Finished Floor (AbvMain2): 0			Mgmt. Co's Name: KORECKI			Mgmt. Co's #:					
Finished Floor (Below): 0			Maint Fee: \$588.10			Council/Park Apprv?:					
Finished Floor (Basement): 0			Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Management, Recreation Facility, Sewer, Snow removal								
Finished Floor (Total): 767 sq. ft.											
Unfinished Floor: 0											
Grand Total: 767 sq. ft.			Bylaws Restrictions: Pets Allowed w/Rest.								
Suite:			Restricted Age:			# of Pets: 1			Cats: Yes Dogs: Yes		
Basement: None			# or % of Rentals Allowed:								
Crawl/Bsmt. Ht:			Short Term(<1yr)Rnt/Lse Alwd?: No								
# of Kitchens: 1			Short Term Lse-Details:								
# of Levels: 1											
# of Rooms: 4											
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Kitchen	8' x 9'			x	1	Main	3	No		
Main	Living Room	17' x 11'			x	2	Main	4	Yes		
Main	Primary Bedroom	10'5 x 11'			x	3			No		
Main	Bedroom	9'5 x 10'			x	4			No		
		x			x	5			No		
		x			x	6			No		
		x			x	7			No		
		x			x	8			No		

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

Welcome to River Dance, a well-managed concrete mid-rise building nestled in a quiet riverside community. This 2 bed, 2 bath corner unit offers 767 sqft of thoughtfully designed space with floor-to-ceiling windows, a south-facing exposure, and views of the Fraser River. Enjoy abundant natural light and a cozy gas fireplace in the living area. Steps from Riverfront Park and a short 20-minute walk to the River District, you'll love the blend of nature and convenience. Building amenities include a gym, clubhouse, and full-time caretaker. Comes complete with 2 parking stalls and a storage locker.



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Active
R2964531
Board: V
Apartment/Condo

204 431 E 44TH AVENUE

Vancouver East
Fraser VE
V5W 1W2

Residential Attached

\$615,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$659,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1992
Frontage(feet):	Bathrooms: 1	Age: 33
Frontage(metres):	Full Baths: 1	Zoning: RM-2
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,997.58
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 017-346-614	Tax Inc. Utilities?: No
View: No :		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd:	Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type:	City/Municipal	Water Supply: City/Municipal

Style of Home: **Upper Unit**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Block**

Renovations: **Partly**
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Tar & Gravel**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
Parking: **Carport; Single**
Dist. to Public Transit: **2 blocks** Dist. to School Bus: **2 blocks**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Mixed**

Legal: **STRATA LOT 4, PLAN LMS53, DISTRICT LOT 645, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Elevator, In Suite Laundry**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): 916			Units in Development: 12			Tot Units in Strata:			Locker: No		
Finished Floor (Above): 0			Exposure:			Storeys in Building:					
Finished Floor (AbvMain2): 0			Mgmt. Co's Name:			Mgmt. Co's #:					
Finished Floor (Below): 0			Maint Fee: \$298.96			Council/Park Apprv?:					
Finished Floor (Basement): 0			Maint Fee Includes: Garbage Pickup, Gardening, Management								
Finished Floor (Total): 916 sq. ft.											
Unfinished Floor: 0											
Grand Total: 916 sq. ft.			Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed								
Suite: None			Restricted Age:			# of Pets: 2			Cats: Yes Dogs: Yes		
Basement: None			# or % of Rentals Allowed:								
Crawl/Bsmt. Ht:			Short Term(<1yr)Rnt/Lse Alwd?: Yes								
# of Kitchens: 1			Short Term Lse-Details: month to month								
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Living Room	14'1 x 12'2			x	1	Main	3	No		
Main	Dining Room	9'6 x 7'4			x	2			No		
Main	Kitchen	7'11 x 7'4			x	3			No		
Main	Primary Bedroom	11'10 x 10'3			x	4			No		
Main	Bedroom	10'7 x 10'			x	5			No		
Main	Laundry	12'3 x 5'			x	6			No		
		x			x	7			No		
		x			x	8			No		

Listing Broker(s): **YPA Your Property Agent**

Great location! This two-bedroom condo is just off Main Street, next to Macdonald Park with tennis courts and a playground. Featuring laminate flooring, stainless steel appliances, a cozy gas fireplace, and a sunny south-facing patio. The spacious layout includes a large living/dining area, two generous bedrooms, a walk-in closet in the master, in-suite laundry, and ample storage. Well-managed building with secure parking and a pet-friendly policy. Exceptional value in a sought-after neighborhood—call today to schedule a showing!*OPEN HOUSE JUNE 7TH & 8TH 2:00PM TO 4:00 PM*****



Presented by:
Micky Kandola

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Active
R3008811
Board: V
Apartment/Condo

301 41 ALEXANDER STREET

Vancouver East
Downtown VE
V6A 1B2

Residential Attached

\$799,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$799,000
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 1990
Frontage(feet):	Bathrooms: 1	Age: 35
Frontage(metres):	Full Baths: 1	Zoning: HA-2
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,543.72
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 016-764-471	Tax Inc. Utilities?: No
View: Yes : Mountains, partial Water, Tree		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Inside Unit, Loft/Warehouse Conv.**
Construction: **Brick, Concrete**
Exterior: **Brick, Mixed**
Foundation: **Concrete Block**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Rooftop Deck**
Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage Underbuilding**
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Mixed, Softwood**

Legal: **STRATA LOT 6, PLAN VAS2797, DISTRICT LOT 196, NEW WESTMINSTER LAND DISTRICT, UNDIV 875/16769 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Elevator, In Suite Laundry, Sauna/Steam Room, Storage**

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

Finished Floor (Main): 1,047	Units in Development: 23	Tot Units in Strata: 23	Locker: Yes
Finished Floor (Above): 0	Exposure: North	Storeys in Building: 7	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Goldstream Properties	Mgmt. Co's #: 604-988-0321	
Finished Floor (Below): 0	Maint Fee: \$557.17	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gas, Hot Water, Management		
Finished Floor (Total): 1,047 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,047 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite:	Restricted Age:	# of Pets:	Cats: Dogs:
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: Yes		
# of Kitchens: 1	Short Term Lse-Details: Minimum 6 months		
# of Levels: 1			
# of Rooms: 6			
Floor	Type	Dimensions	Bath
Main	Foyer	14' x 4'9	1
Main	Bedroom	15'4 x 11'1	2
Main	Kitchen	12'7 x 9'1	3
Main	Living Room	20'8 x 14'4	4
Main	Dining Room	9'11 x 9'1	5
Main	Sauna	4'7 x 4'2	6
			7
			8

Listing Broker(s): **Sutton Group-West Coast Realty**

Sutton Group-West Coast Realty

In vibrant Gastown. The Captain French offers a unique blend of heritage architecture and modern flair. This generously sized 1 bedroom loft showcases timeless details brick feature walls, exposed wood beams and rich flooring that add depth and personality. Oversized windows capture panoramic views of the mountains, adding natural beauty to the everyday. The open concept living area includes a gas fireplace for cozy evenings, while the kitchen offers great layout with a breakfast bar and plenty of counter space. Whether it's a quiet workspace, extra storage, or a reading retreat, the flexible layout delivers. All of this just steps from Gastown cafes, boutiques and more. Residents enjoy access to a rooftop patio with BBQ, secure underground parking and a spacious storage locker.



Presented by:
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Active
R2988482

Board: V
1/2 Duplex

2881 E GEORGIA STREET

Vancouver East
Renfrew VE
V5K 2K3

Residential Attached

\$949,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,279,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 2023
Frontage(feet): 33.00	Bathrooms: 3	Age: 2
Frontage(metres): 10.06	Full Baths: 2	Zoning: RT1-1
Depth / Size (ft.): 105	Half Baths: 1	Gross Taxes: \$3,597.45
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 032-101-287	Tax Inc. Utilities?:
View: No		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Radiant**
Outdoor Area: **Balcony(s), Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing: **No**

Total Parking: Covered Parking: Parking Access: **Front, Rear**
Parking: **Open**
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **: SOLD AS IS WHERE IS AT TIME OF POSSESSION**
Fixtures Rmvd: **: SOLD AS IS WHERE IS AT TIME OF POSSESSION**
Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 2 TOWN OF HASTINGS SUBURBAN LANDS GROUP 1 NEW WESTMINSTER DISTRICT STATA PLAN EPS723 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **None**

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

Finished Floor (Main): 400	Units in Development: 3	Tot Units in Strata: 3	Locker: No
Finished Floor (Above): 572	Exposure: South	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$0.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes:		
Finished Floor (Total): 972 sq. ft.			
Unfinished Floor: 0			
Grand Total: 972 sq. ft.	Bylaws Restrictions: Pets Not Allowed, Smoking Restrictions		
Suite: None	Restricted Age:	# of Pets:	Cats: Dogs:
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: Yes		
# of Kitchens: 1	Short Term Lse-Details: no restrictions		
# of Levels: 2			
# of Rooms: 7			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	11'0 x 9'0				1	Main	2	No
Main	Kitchen	11'2 x 7'9				2	Above	4	Yes
Main	Laundry	2'10 x 2'9				3	Above	4	No
Main	Bedroom	8'2 x 7'7				4			
Above	Primary Bedroom	12'0 x 12'0				5			
Above	Bedroom	11'9 x 10'3				6			
Above	Bedroom	10'3 x 10'3				7			
		x				8			

Listing Broker(s): **Royal LePage West Real Estate Services**

WOW!! Prime East Vancouver single unit in tri-plex . Quality built. It is a top floor 2 storey unit on the front side. Features include beautiful engineered hardwood flooring throughout, glass railings to further enhance the open feel, vaulted ceilings, shared stacker laundry, open concept kitchen and formal area with luxury finishes. Main floor layout offers kitchen with marble counters, smooth arborite cabinets, separate bedroom. and a 2pc bath. Upper floor offers 4pc main bath, large bedrooms with vaulted ceilings, primary bedroom with 4pc ensuite. The home has all the modern connections; radiant in-floor heating, smart home technology, tankless hot water, A/C. The unit is rented to 3 separate tenants each with dedicated bedrooms, cupboards space. Mixed rental agreements in place.