

BUILDING BROCHURE

CRESTWELL MANOR

1011 4th Ave. · New Westminster, BC V3M 1T3 · Uptown NW



Scan to view online



1 FOR SALE
FROM \$549,000

1 SOLD · 12 MO
\$548,000–\$548,000


12-MO SOLD TREND
44.7

Unit Mix

1 Bedroom 8 units 651 – 761 sf from \$350,000	2 Bedroom 7 units 972 – 1,013 sf from \$460,000
---	---

For Sale in Crestwell Manor & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$549,000	2 / 2	1013 sf	\$542	111 1011 FOURTH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$548,000	2 / 2ba	972 sf	\$564	2025-10-04
\$402,500	1 / 1ba	737 sf	\$546	2025-06-15
\$380,000	1 / 1ba	651 sf	\$584	2025-06-04
\$445,000	1 / 1ba	682 sf	\$652	2024-11-07

Value & Financing

Price Positioning \$542 /sq ft Active listings here average \$542/sf vs \$717/sf across Uptown NW. 24% below area average	Mortgage Snapshot \$2,629 /mo Entry price (from) \$549,000 20% down payment \$109,800 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
--	---

YEAR BUILT 1975	LEVELS 3	SUITES 36	CONSTRUCTION Frame - Wood
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN NWS472	MANAGEMENT Crossroads Management Ltd.

Overview

Crestwell Manor - 1011 4th Avenue New Westminster, BC V3M 1T3, Canada. Strata Plan NWS472

- Located in the popular Uptown neighbourhood in New Westminster on 4th Avenue and 10th Street. This is a convenient location that is within minutes to all your urban amenities including public transit, restaurants, coffee shops, Royal City Shopping Centre, library, London Drugs, Save-On-Foods, all levels of schools including Douglas College, Safeway, recreation, medical services and more! Direct access to highways allows an easy commute to Richmond, Downtown Vancouver and other surrounding destinations. Crestwell Manor is a low-rise building with 4 levels and offers 36 homes built in 1975 that are professionally managed by Atira 604-531-9100. Most homes feature spacious floor plans, built-in storage space, separate laundry room, electric fireplaces, skylights in upper in units, plenty of windows to brighten your living spaces and large balconies that boast peek-a-boo views of the Fraser River. This is a well maintained building with recent updates including a newer roof (2008), newer piping (2002), exterior paint, pool upgrades and balcony repairs. Other building features include secured parking, visitor parking, storage lockers, elevators, a recreational room, pool table, sauna and an outdoor pool. Crestwell Manor has a pro-active strata council and management. This is a family oriented community that welcomes all ages, is pet friendly with restrictions and rentals are not permitted. This is comfortable condo living in a sought after neighbourhood in New Westminster - live at Crestwell Manor!

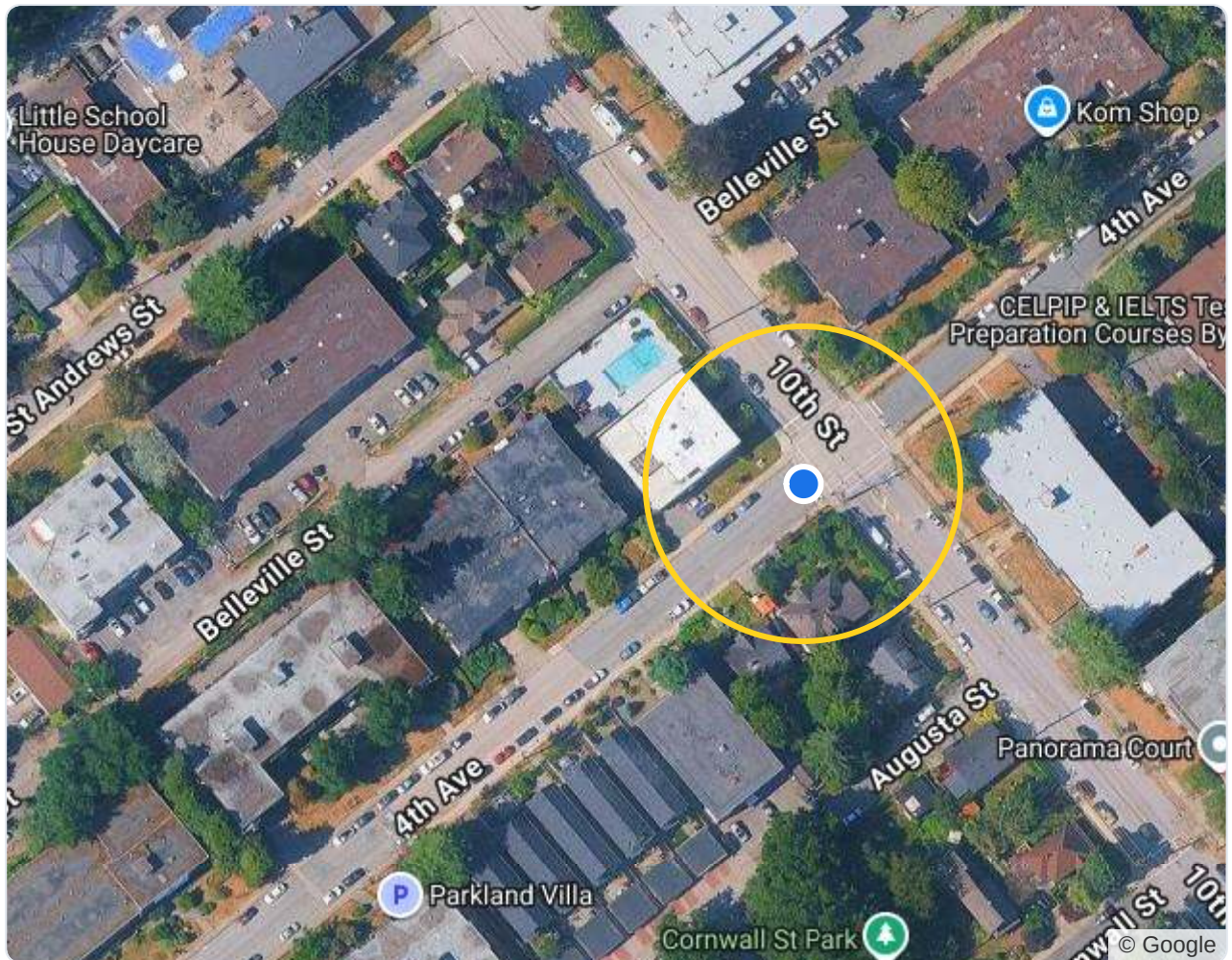
Amenities & Features

- | | |
|--------------------|-------------------|
| ✓ Elevator | ✓ Exercise Centre |
| ✓ In Suite Laundry | ✓ Pool; Outdoor |
| ✓ Storage | |

Maintenance Fees Include

- | | |
|------------------|-----------------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Heat | ✓ Hot Water |
| ✓ Management | ✓ Recreation Facility |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



Book a Viewing
scan or call