

BUILDING BROCHURE

OAK + PARK

1026 Park Dr. · Vancouver, BC V6P 4A6 · Marpole



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4 FOR SALE
FROM \$1,469,000

12-MO SOLD TREND
-10.3

Unit Mix

3 Bedroom

17 units
1,255 – 1,690 sf
from \$1,228,000

4 Bedroom

1 unit
1,361 – 1,361 sf
from \$1,290,000

For Sale in OAK + PARK & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,775,000	3 / 3	1610 sf	\$1,102	7893 OAK STREET
\$1,539,000	3 / 3	1587 sf	\$970	7891 OAK STREET
\$1,498,000	3 / 3	1612 sf	\$929	1038 PARK DRIVE
\$1,469,000	3 / 3	1557 sf	\$943	7901 OAK STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,290,000	4 / 3ba	1361 sf	\$948	2025-03-14
\$1,345,000	3 / 3ba	1269 sf	\$1,060	2024-11-06
\$1,599,000	3 / 3ba	1618 sf	\$988	2024-06-19
\$1,728,000	3 / 3ba	1656 sf	\$1,043	2023-12-24

Value & Financing

Price Positioning

\$986 /sq ft

Active listings here average **\$986/sf** vs **\$1000/sf** across Marpole.

In line with the area

Mortgage Snapshot

\$7,035 /mo

Entry price (from) **\$1,469,000**

20% down payment **\$293,800**

Rate / amortization **5.24% · 25 yr**

Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.

YEAR BUILT 2019	LEVELS 4	SUITES 40	CONSTRUCTION Frame - Wood
EXTERIOR Frame Wood	TITLE TO LAND Freehold Strata	STRATA PLAN EPS5892	

Overview

Welcome to Oak + Park. Oak + Park is a 40-home strata residence located at 1026 Park Drive in Vancouver, in the Marpole neighbourhood. Completed in 2019, it is registered under Strata Plan EPS5892 and held as Freehold Strata. It sits near the intersection of Park Drive & Commercial Drive.

Residents enjoy an array of amenities including in-suite laundry, garage underground parking and forced air / natural gas heating.

Set in Marpole, Vancouver, Oak + Park offers garden, private yard, a central location, private and recreation nearby. Explore floor plans, prices, availability, MLS listings and full building details on BCCondos.net.

Amenities & Features

- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management
- ✓ Snow Removal

Location



Neighbourhood & Walkability — Marpole



Exceptional — most errands on foot

- 🍽️ 79 dining
- 🛒 18 groceries
- 🚌 28 transit
- 🌳 11 parks
- within a 10-minute walk (≈800 m)

🛒 Mi Tierra Latina — 20 m

🌳 Axé Capoeira Britannia Community Centre — 90 m

Marpole was renamed after Richard Marpole in 1916. The community joined Vancouver in 1929. Marpole, originally a Musqueam village named čəsnaʔəm, is a mostly residential neighbourhood of 23,832 in 2011, located on the southern edge of the city of Vancouver, British Columbia, immediately northeast of Vancouver International Airport. It is approximately bordered by Granville Street to the west, 64th Avenue to the north, Cambie Street to the east and the Fraser River to the south.

*Walkability estimated from nearby amenities (OpenStreetMap). Full Walk Score® at [walkscore.com](https://www.walkscore.com).



Les Twarog

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