

BUILDING BROCHURE

VICTORIA HILL - 11 ROYAL BUILDING

11 EAST Royal Ave. · New Westminster, BC V3L 0A8 · Fraserview NW



4 FOR SALE
FROM \$659,000

4 SOLD · 12 MO
\$659,000-\$825,000



Unit Mix

1 Bedroom 1 unit 798 – 798 sf from \$650,000	2 Bedroom 42 units 875 – 1,783 sf from \$524,500	3 Bedroom 21 units 1,101 – 2,187 sf from \$670,000	4 Bedroom 2 units 2,239 – 2,307 sf from \$1,050,000
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For Sale in Victoria Hill – 11 Royal Building & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$929,900	3 / 2	1243 sf	\$748	1703 15 E ROYAL AVENUE
\$849,000	3 / 2	1217 sf	\$698	1003 11 E ROYAL AVENUE
\$699,000	2 / 2	907 sf	\$771	1701 15 E ROYAL AVENUE
\$659,000	2 / 2	901 sf	\$731	1101 11 E ROYAL AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$825,000	3 / 2ba	1169 sf	\$706	2026-07-12
\$715,000	3 / 2ba	1245 sf	\$574	2026-06-19
\$670,000	3 / 2ba	1118 sf	\$599	2026-03-18
\$659,000	2 / 2ba	905 sf	\$728	2025-09-17

Value & Financing

Price Positioning

\$737 /sq ft

Active listings here average **\$737/sf** vs **\$692/sf** across Fraserview NW.

7% above area average

Mortgage Snapshot

\$3,156 /mo

Entry price (from)	\$659,000
20% down payment	\$131,800
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2007	LEVELS 19	SUITES 185	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN BCS2450	DEVELOPER Onni Group Of Companies

Overview

Victoria Hill - 11 East Royal Avenue, New Westminster, BC V3L 5R3, BCS2450 - located in Fraserview area of New Westminster, near the crossroads Royal Avenue and McBride Boulevard. Victoria Hill is only steps to Queen's Park with its amenities, Glenbrook Ravine Park and Pattullo Bridge. The bus stops at East Columbia Street that is near the development and Columbia Skytrain Station is walking distance away. Albert Crescent Park, Urban Academy, Tipperary Park and Vancouver Christian Korean School are within minutes. Plaza 88, IGA Market, Safeway, Douglas College, New West Quay Public Market and New Westminster Quay are in a short drive distance from the complex. There are a lot of restaurants in the neighbourhood. Burger King, Boston Pizza, Fish and Chips, A&W, Hayashi Sushi Japanese and The Keg are only a few places for your enjoyment. Victoria Hill is only 25 minutes away from Downtown Vancouver, Burnaby Brentwood Mall, and 15 minutes away from Metrotown, Lougheed Centre and Surrey Centre. Via highway 91, it is only 20 minutes driving to Richmond and Vancouver international Airport is just 30 minutes away. Victoria Hill is a concrete building with concrete exterior finishing and full rain screen. Georgie award-winning company Onni built this 20-level building in 2007. This complex consists of 188 unit concrete condo tower and 6 townhouse. There are 188 units in development and 185 units in strata. This complex is connected to 15 East Royal Ave located in Victoria Hill. This complex offers great amenities that include an exercise centre, a sauna, a lounge, media room, a garden, bike storage, a library, an outdoor pool, recreation centre and hot tub. The townhomes feature roof top decks, in-suite laundry, own entrance, stainless steel appliances and backyard patio area. The concrete highrise features stainless steel appliances, hardwood flooring and open floor plans. Most homes capture the views of the Fraser River, Queen's Park or the Port Mann Bridge.

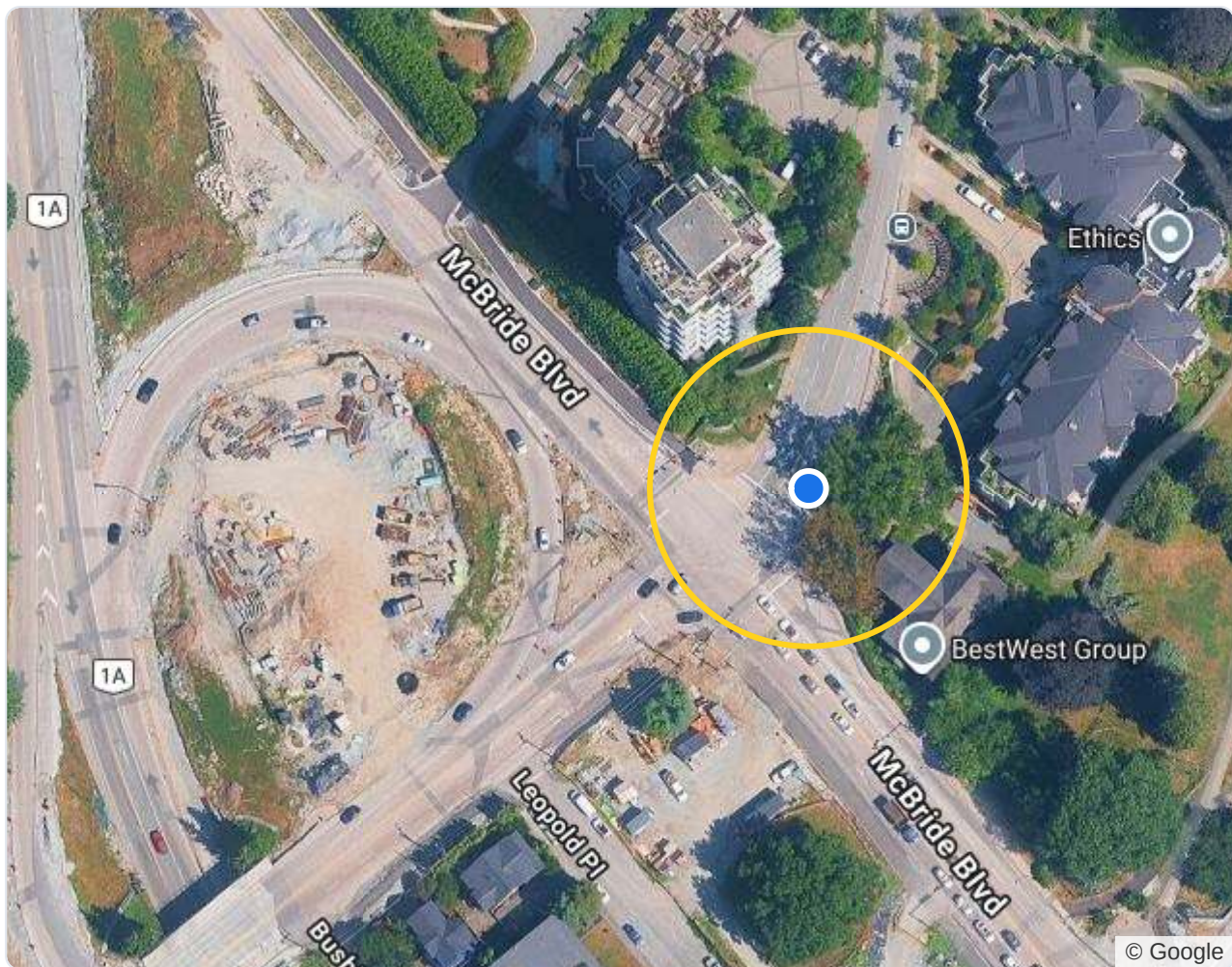
Amenities & Features

- | | |
|--------------------|---------------------|
| ✓ Exercise Centre | ✓ Guest Suite |
| ✓ In Suite Laundry | ✓ Pool; Outdoor |
| ✓ Sauna/steam Room | ✓ Swirlpool/hot Tub |

Maintenance Fees Include

- | | |
|-----------------------|------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Management |
| ✓ Recreation Facility | |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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