

BUILDING BROCHURE

EAGLE GROVE - 1203 PEMBERTON BUILDING

1203 Pemberton Ave. · Squamish, BC V8B 0J7 · Downtown SQ



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2 FOR SALE
FROM \$499,900

1 SOLD · 12 MO
\$785,000–\$785,000



Unit Mix

1 Bedroom

16 units
797 – 882 sf
from \$345,000

2 Bedroom

18 units
942 – 1,119 sf
from \$495,000

For Sale in Eagle Grove - 1203 Pemberton Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$519,900	1 / 1	818 sf	\$636	207 1203 PEMBERTON AVENUE
\$499,900	1 / 1	811 sf	\$616	107 1203 PEMBERTON AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$785,000	2 / 2ba	1045 sf	\$751	2025-10-04
\$493,000	1 / 1ba	822 sf	\$600	2025-08-29
\$795,000	2 / 2ba	985 sf	\$807	2025-07-30
\$480,500	1 / 1ba	824 sf	\$583	2025-07-21

Value & Financing

Price Positioning

\$626 /sq ft

Active listings here average **\$626/sf** vs **\$797/sf** across Downtown SQ.

Mortgage Snapshot

\$2,394 /mo

Entry price (from) **\$499,900**
20% down payment **\$99,980**

21% below area average

Rate / amortization

5.24% · 25 yr

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

YEAR BUILT 1997	LEVELS 4	SUITES 45	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS2844	MANAGEMENT Confidential

Overview

Welcome to Eagle Grove. Eagle Grove is a 45-home strata residence located at 1203 Pemberton Ave in Squamish, in the Downtown neighbourhood. Completed in 1997. It is registered under Strata Plan LMS2844 and held as Freehold Strata.

Residents enjoy an array of amenities including elevator, garden, in-suite laundry, independent living, storage and wheelchair access, open visitor parking parking and baseboard / electric / natural gas heating.

Set in Downtown, Squamish, Eagle Grove offers adult oriented, a central location, marina, recreation, retirement community and shopping nearby. Explore floor plans, prices, availability, MLS listings and full building details on BCCondos.net.

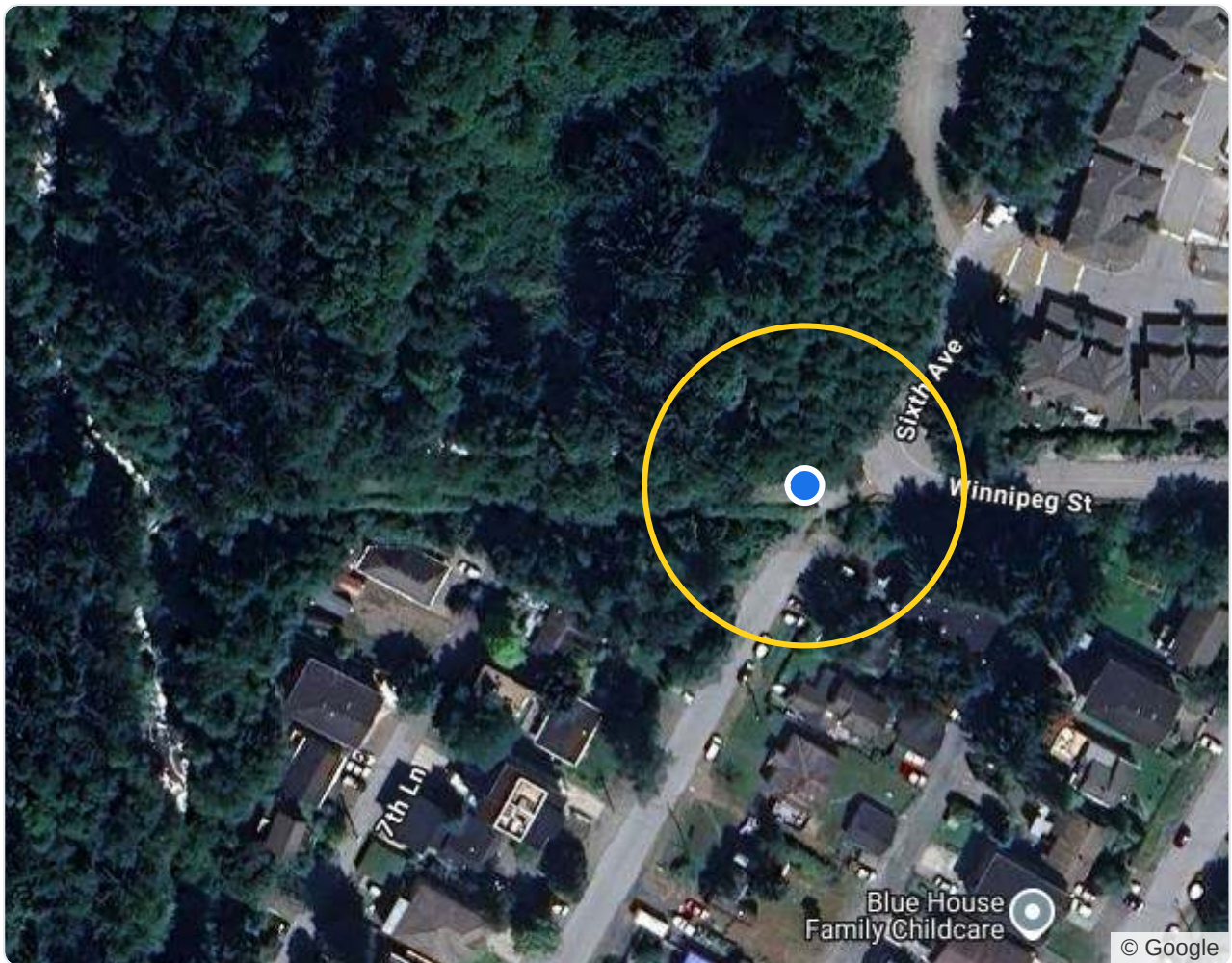
Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Storage
- ✓ Garden
- ✓ Independent Living
- ✓ Wheelchair Access

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Hot Water
- ✓ Snow Removal
- ✓ Garbage Pickup
- ✓ Gas
- ✓ Management

Location



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RE/MAX Crest Realty · BC Condos & Homes Team

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Book a Viewing
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