

BUILDING BROCHURE

WEST GRANVILLE MANOR

1251 WEST 71st Ave. · Vancouver, BC V6P 3A9 · Marpole



Scan to view online



Unit Mix

1 Bedroom 5 units 718 – 730 sf from \$389,000	2 Bedroom 2 units 860 – 936 sf from \$602,000
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Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$499,000	1 / 1ba	719 sf	\$694	2024-12-10
\$640,000	2 / 2ba	936 sf	\$684	2024-08-04
\$491,800	1 / 1ba	730 sf	\$674	2023-03-29
\$505,000	1 / 1ba	718 sf	\$703	2023-02-07

YEAR BUILT 1982	LEVELS 4	SUITES 22	CONSTRUCTION Frame - Wood
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN VAS1077	MANAGEMENT Dwell Property Management

Overview

West Granville Manor at 1251 West 71st Avenue, Vancouver, BC V6P 3A9 - VAS1077. Located in the Marpole area of Vancouver West, near the crossroads of West 71st Avenue and Selkirk Street. West Granville Manor is a low-rise building that offers 22 units over 4 levels and was built in 1982. Some of the features offered include elevator access, bike room, garden area, in-suite laundry and storage.

West Granville Manor is only a short walk to Cravings Restaurant + Lounge, White Spot Restaurants, Jade Rabbit Palace, Tai Wan Beef Noodle King, Applause Japanese Restaurant, Mr Pickwick's and Cafe de l'Orangerie. Also close to the Cornerstone Community Church, Barbara Ann Hutton School Of Ballet, and David Lloyd George Elementary. Nearby parks include Ebisu Park, Eburne Park, Marpole Park and William Mackie Park. Only minutes drive to Safeway, Empire Theatres - Empire Oakridge Cinema, Ridge Theatre, and all major banks.

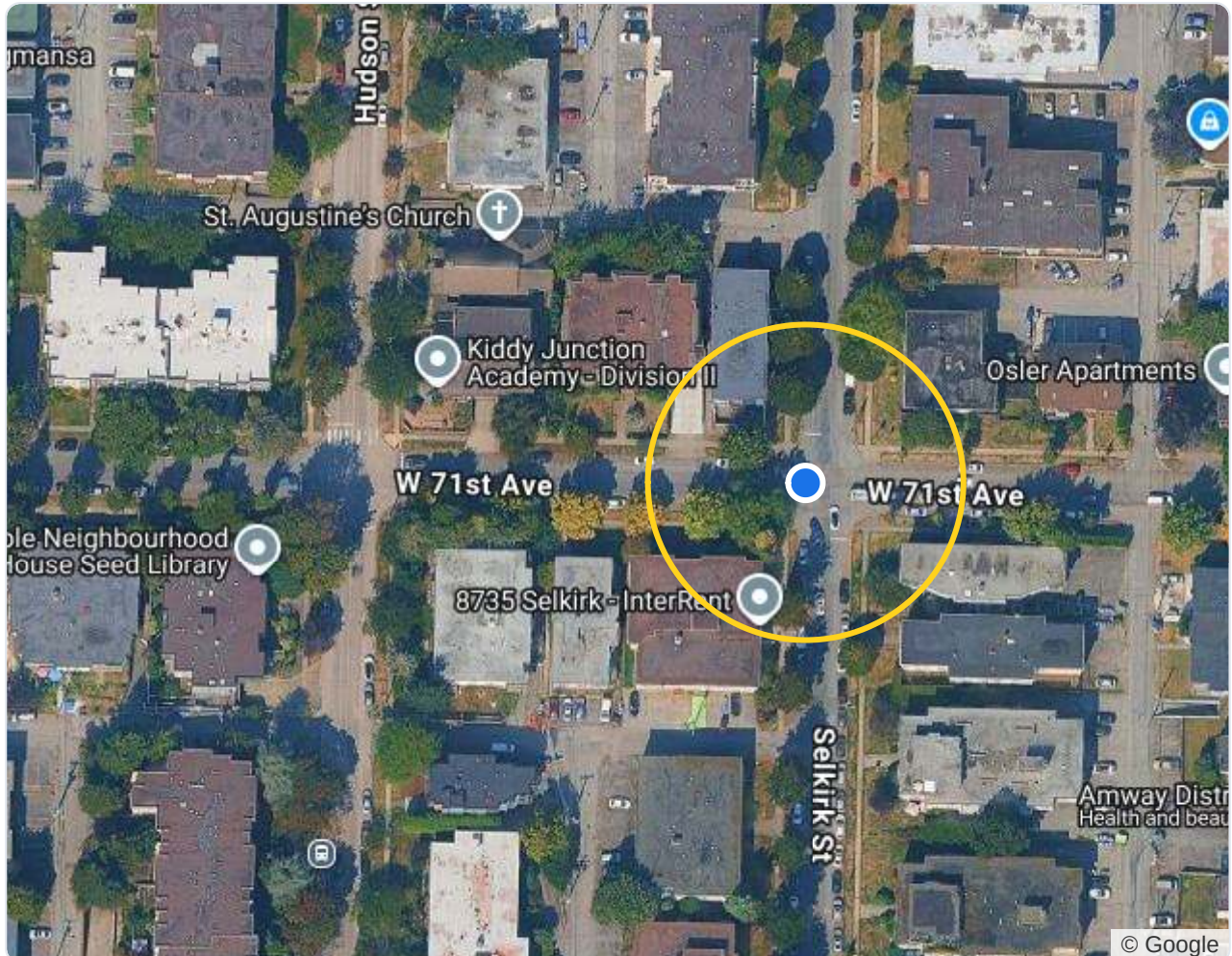
Amenities & Features

- ✓ Bike Room
- ✓ In Suite Laundry
- ✓ Elevator
- ✓ Storage

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management

Location



Neighbourhood & Walkability — Marpole

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.

Full Walk Score® at [walkscore.com](https://www.walkscore.com).



Les Twarog

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