

WESTBOURNE RESIDENCES

1306 Fifth Ave. · New Westminster, BC V3M 0K5 · Uptown NW



Scan to view online



Sorry, no photo available

3 FOR SALE
FROM \$478,800

2 SOLD · 12 MO
\$599,000–\$870,000



Unit Mix

1 Bedroom

8 units
523 – 625 sf
from \$440,000

2 Bedroom

14 units
800 – 885 sf
from \$519,000

3 Bedroom

6 units
1,001 – 1,319 sf
from \$631,429

For Sale in WESTBOURNE RESIDENCES & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$764,000	3 / 2	1105 sf	\$691	1312 FIFTH AVENUE
\$478,800	1 / 1	526 sf	\$910	304 1306 FIFTH AVENUE
\$478,800	1 / 1	526 sf	\$910	304 1306 FIFTH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$870,000	3 / 2ba	1319 sf	\$660	2026-03-30
\$599,000	2 / 2ba	800 sf	\$749	2025-11-11
\$640,000	2 / 2ba	839 sf	\$763	2025-08-18
\$485,000	1 / 1ba	625 sf	\$776	2025-08-13

Value & Financing

Price Positioning

\$837 /sq ft

Active listings here average **\$837/sf** vs **\$724/sf** across Uptown NW.

16% above area average

Mortgage Snapshot

\$2,293 /mo

Entry price (from) **\$478,800**

20% down payment **\$95,760**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2019	LEVELS 1	SUITES 55	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN EPS5382	

Overview

Welcome to Westbourne Residences. Westbourne Residences is a 55-home strata residence located at 1306 Fifth Avenue in New Westminster, in the Uptown neighbourhood. Completed in 2019, it is registered under Strata Plan EPS5382 and held as Freehold Strata. It sits near the intersection of Fifth Avenue & Cariboo Street.

Residents enjoy an array of amenities including club house, elevator, garden, in-suite laundry and storage, garage underground parking and baseboard / electric heating.

Set in Uptown, New Westminster, Westbourne Residences offers garden and playground nearby. Explore floor plans, prices, availability, MLS listings and full building details on BCCondos.net.

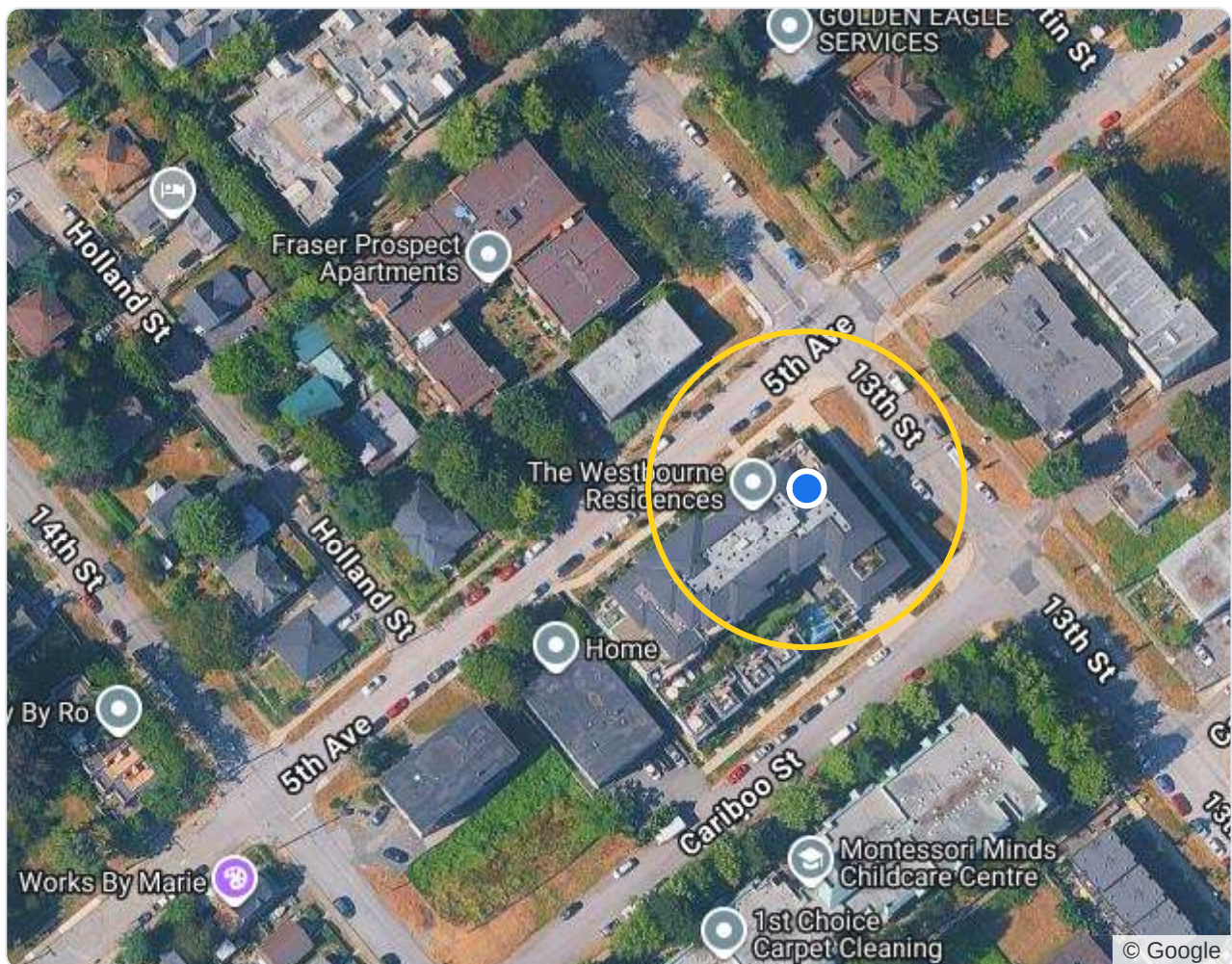
Amenities & Features

- ✓ Club House
- ✓ Garden
- ✓ Storage
- ✓ Elevator
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Hot Water
- ✓ Gardening
- ✓ Management

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