

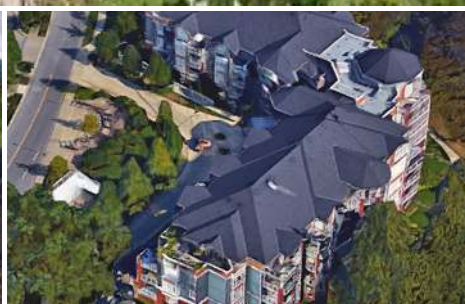
BUILDING BROCHURE

VICTORIA HILL - 14 ROYAL BUILDING

14 EAST Royal Ave. · New Westminster, BC V3L 5W5 · Fraserview NW



Scan to view online



4 FOR SALE
FROM \$578,900

1 SOLD · 12 MO
\$505,000-\$505,000

12-MO SOLD TREND
-24.4

BC Condos & Homes Team
604-671-7000 | www.VancouverFloorPlans.com



Unit Mix

1 Bedroom 1 unit 711 – 711 sf from \$505,000	2 Bedroom 19 units 892 – 1,304 sf from \$525,000	3 Bedroom 8 units 1,200 – 1,413 sf from \$725,000
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For Sale in Victoria Hill – 14 Royal Building & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$759,900	2 / 2	1225 sf	\$620	413 14 E ROYAL AVENUE
\$719,000	2 / 2	1106 sf	\$650	316 14 E ROYAL AVENUE
\$598,900	2 / 2	931 sf	\$643	407 14 E ROYAL AVENUE
\$578,900	2 / 2	931 sf	\$622	407 14 E ROYAL AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$505,000	1 / 1ba	711 sf	\$710	2025-10-06
\$648,000	2 / 2ba	892 sf	\$726	2025-05-21
\$920,000	3 / 2ba	1283 sf	\$717	2025-05-14
\$686,500	2 / 2ba	910 sf	\$754	2025-03-07

Value & Financing

Price Positioning

\$634 /sq ft

Active listings here average **\$634/sf** vs **\$692/sf** across Fraserview NW.

8% below area average

Mortgage Snapshot

\$2,773 /mo

Entry price (from) **\$578,900**

20% down payment **\$115,780**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2006	LEVELS 5	SUITES 72	CONSTRUCTION Frame - Wood
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN BCS1676	DEVELOPER Onni Group Of Companies

Overview

Victoria Hill - 14 East Royal Avenue New Westminster, BC V3L 5W5, BCS1676 - Located in the popular area of Fraserview in New Westminster in on Royal Ave E and McBride Boulevard. This is a central location that is close to transit, Quay Boardwalk, restaurants, schools at all levels including Douglas College, IGA, Queens Park, Royal City Shopping Centre, coffee shops, medical services, Farmer's market, recreation and more. Direct access to highways allows an easy commute to surrounding destinations including Richmond, Ladner and Surrey. Victoria Hill is a master planned community developed by Onni in 2006 where 72 luxury homes are offered and are professionally managed by Baywest 604-591-6060. Most homes feature high ceilings, stainless steel kitchen appliances, modern colours, granite countertops, electric fireplaces, laminate floors, extra storage, insuite laundry and spacious balconies that boast water, mountain and greenspace views. Victoria Hill is a well maintained building with quality finishing and details including full rainscreen. Other building features include an exercise centre, guest suite, party room with kitchen, bike room, bike storage, elevators, wheelchair access, storage lockers, secured parking and visitor parking. This community welcomes all ages, is pet friendly with restrictions and rentals are permitted. Victoria Hill offers stylish lowrise living with convenience and comfort that is suited for every lifestyle - Live here today!

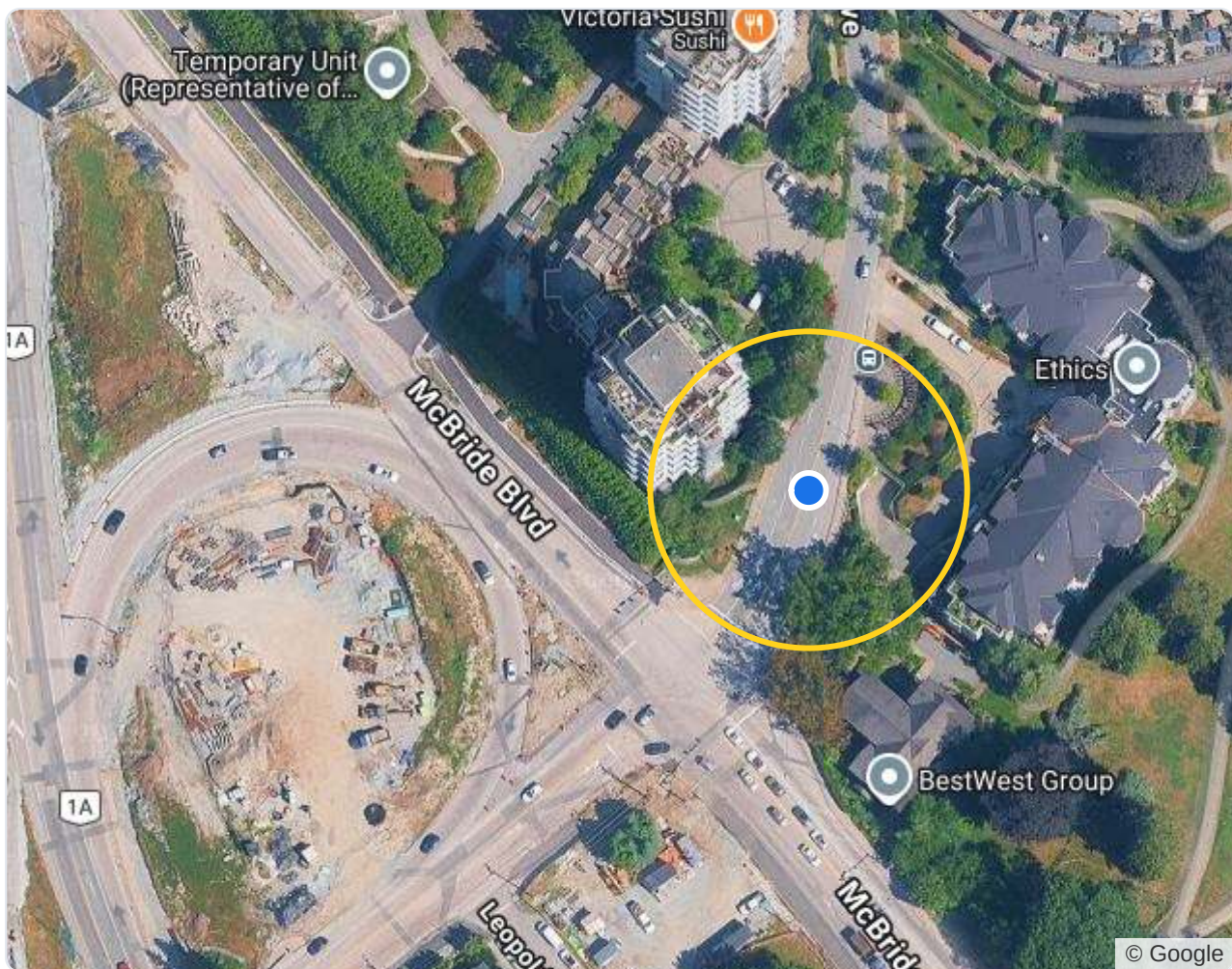
Amenities & Features

- | | |
|---------------------|--------------------|
| ✓ Bike Room | ✓ Exercise Centre |
| ✓ Guest Suite | ✓ In Suite Laundry |
| ✓ Recreation Center | ✓ Storage |

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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Book a Viewing
scan or call