

BUILDING BROCHURE

LABURNUM HEIGHTS

1551 WEST 11th Ave. · Vancouver, BC V6J 2B5 · Fairview



Scan to view online



2 FOR SALE
FROM \$610,000

12-MO SOLD TREND
-11.9

Unit Mix

1 Bedroom

9 units
663 – 750 sf
from \$545,000

2 Bedroom

1 unit
907 – 907 sf
from \$795,000

For Sale in Laburnum Heights & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$610,000	1 / 1	732 sf	\$833	104 1551 W 11TH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$700,000	1 / 1ba	680 sf	\$1,029	2024-08-05
\$628,000	1 / 1ba	737 sf	\$852	2023-10-17
\$545,000	1 / 1ba	685 sf	\$796	2023-01-19
\$668,000	1 / 1ba	750 sf	\$891	2022-05-09

Value & Financing

Price Positioning

\$833 /sq ft

Active listings here average **\$833/sf** vs **\$1158/sf** across Fairview.

28% below area average

Mortgage Snapshot

\$2,921 /mo

Entry price (from) **\$610,000**

20% down payment **\$122,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1980	LEVELS 3	SUITES 36	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN VAS738	MANAGEMENT National Pacific Property Management Services Ltd.

Overview

Laburnum Heights at 1551 West 11th Avenue, Vancouver, BC V6J 2B5- VAS738. Located in the Fairview area of Vancouver West, near the intersection of West 11th Avenue and Granville Street. Laburnum Heights is a low-rise building that offers 36 units over 3 levels, and was built in 1980. Building features include elevator access, shared laundry, storage and parking.

Town Villa is just 2 blocks from West Broadway and just steps to South Granville. Walking distance to coffee shops, great restaurants, specialty shops, entertainment and more. A few blocks from Granville Park and around the corner from the 10th Avenue bike route. Close to public transit and easy access to downtown Vancouver via Granville Street bridge. More shopping and conveniences on West Broadway and Granville Island. A short drive to the Vancouver General Hospital and just 15 minutes from the University of British Columbia. Nearby schools include Lord Tennyson Elementary and Century High School.

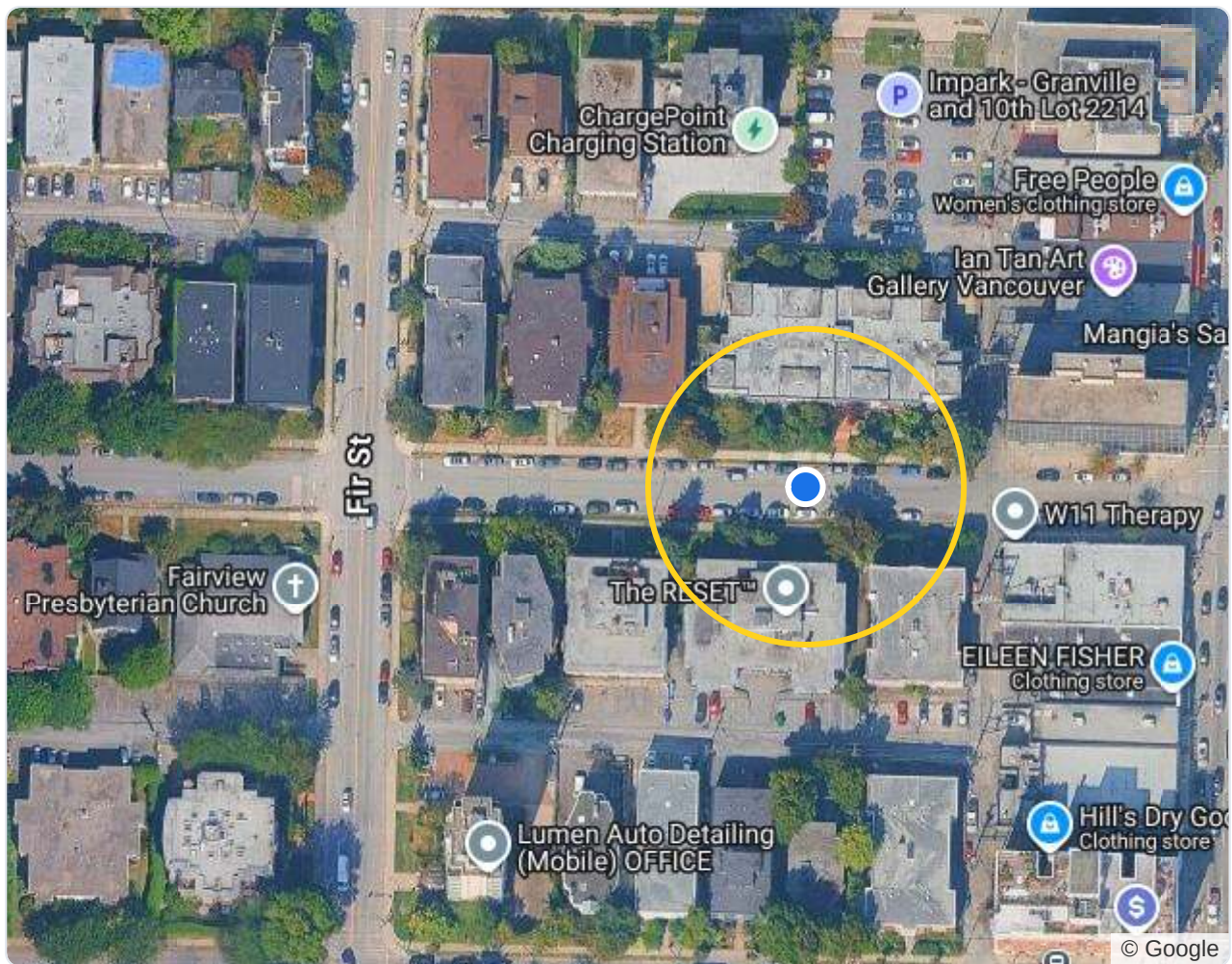
Amenities & Features

- | | |
|------------|------------------|
| ✓ Elevator | ✓ Shared Laundry |
| ✓ Storage | |

Maintenance Fees Include

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

Location



Neighbourhood & Walkability — Fairview

Fairview is a neighbourhood on the west side of the city of Vancouver, British Columbia, Canada. It runs from 16th Avenue in the south, to Burrard Street in the west, to Cambie Street in the east, and to False Creek in the north. Central Broadway is an important commercial and employment centre focused around Vancouver General Hospital and other health-related institutions, including the BC Cancer Agency, BC Cancer Research Centre, BC Healthy Living Alliance, and the BC Centr...

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



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



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