

CREEKMONT ESTATE

183 WEST 23rd St. · North Vancouver, BC V7M 2B1 · Central Lonsdale



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1 FOR SALE
FROM \$1,649,000

1 SOLD · 12 MO
\$649,000–\$649,000



Unit Mix

1 Bedroom

5 units
657 – 751 sf
from \$542,000

2 Bedroom

9 units
851 – 1,789 sf
from \$735,000

3 Bedroom

1 unit
1,983 – 1,983 sf
from \$1,649,000

For Sale in Creekmont Estate & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,649,000	3 / 4	1983 sf	\$832	158 W 22ND STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$649,000	1 / 1ba	743 sf	\$873	2025-10-04
\$1,001,000	2 / 2ba	1086 sf	\$922	2024-04-01
\$738,000	1 / 1ba	706 sf	\$1,045	2024-02-26
\$837,004	2 / 2ba	856 sf	\$978	2023-08-22

Value & Financing

Price Positioning

\$832 /sq ft

Active listings here average **\$832/sf** vs **\$970/sf** across Central Lonsdale.

14% below area average

Mortgage Snapshot

\$7,897 /mo

Entry price (from) **\$1,649,000**

20% down payment **\$329,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2004	LEVELS 4	SUITES 49	CONSTRUCTION Frame - Wood
EXTERIOR Other	TITLE TO LAND Freehold Strata	STRATA PLAN BCS1084	DEVELOPER Constro International Investments Ltd.

Overview

Creekmont Estate - 183 West 23rd Street, North Vancouver V7M 2B1, BCS1084 - Located in the true heart of North Vancouver. Just steps from Centennial Theatre, Harry Jerome Recreation Centre for skating, swimming and exercising and a multitude of neighbourhood pubs and restaurants including Indian Fusion, Veneto Pizza, Mosquito Creek Bar and Grill, Haru Sushi and Gen Sushi to name but a few. Holy Trinity, Larson Elementary and Carson Graham Secondary schools are an easy 5-minute stroll away. From Creekmont Estates you have equally easy access to the Lions Gate Bridge and Second Narrows. The Upper Levels Highway, connecting all of the

North Shore neighbourhoods and leading to Vancouver, is just minutes away. Public transit routes provide easy access to North and West Vancouver's parks, recreation and sights such as Grouse Mountain, Lynn Canyon, Mount Seymour, Deep Cove, Lonsdale Quay and Horseshoe Bay.

Built in 2003, Creekmont Estate offers a collection of 41 spacious apartments and 8 townhomes. Units have been beautifully finished with sophisticated craftsmanship featuring comfort and style. Features include 9' ceilings, cozy fireplaces, insuite laundries, high-speed internet access wiring, Koehler bathrooms with jetted soaker tub, generous sized bedrooms, security system and secured parking spaces. Amenities include storage, a bike room and clubhouse. Maintenance fees include caretaker, garbage pickup, gardening, hot water and management.

Tranquility, convenience and luxury in beautiful North Vancouver - come home to Creekmont Estate!

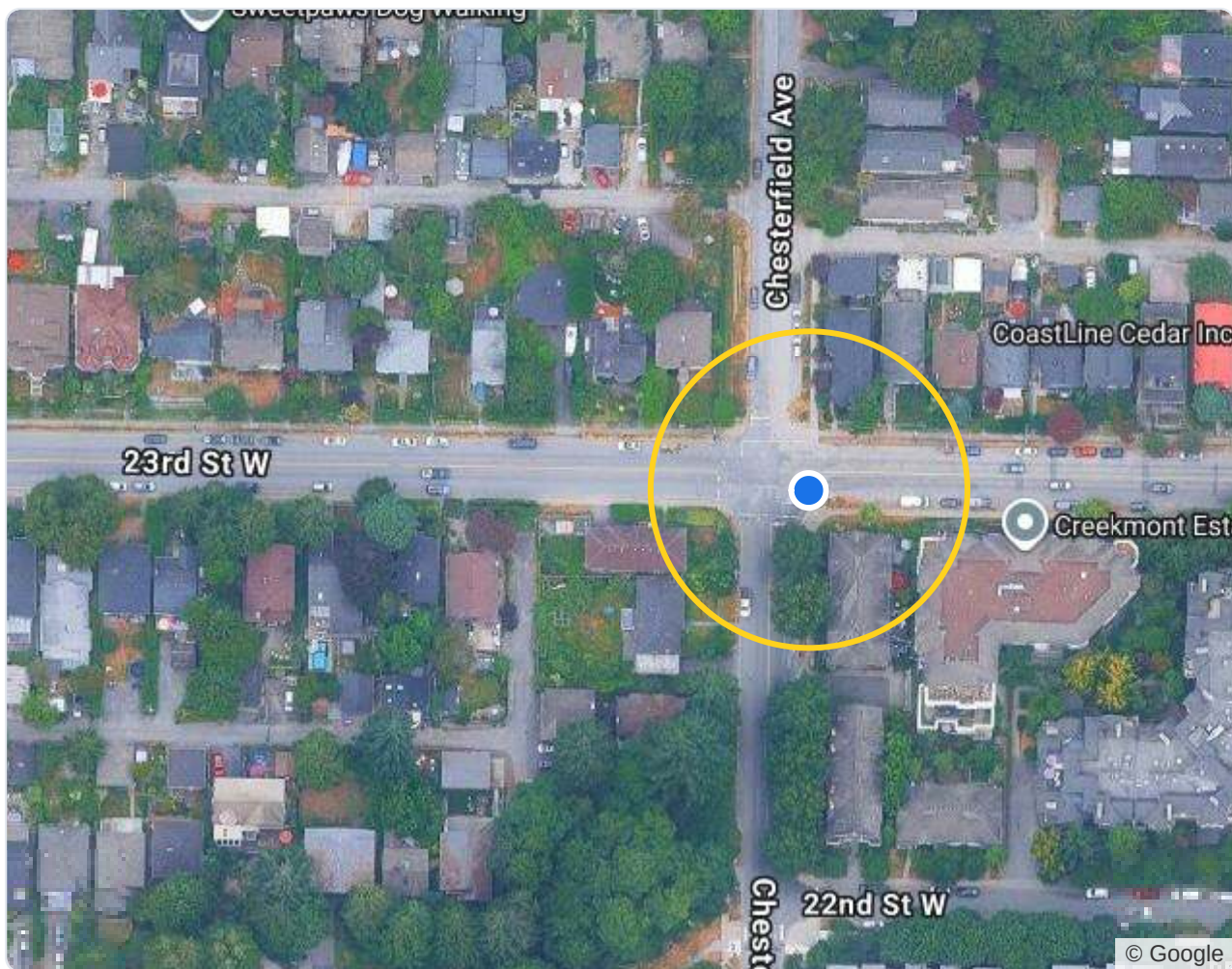
Amenities & Features

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

Maintenance Fees Include

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

Location



Les Twarog

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