

BUILDING BROCHURE

YORKVILLE NORTH

1888 York Ave. · Vancouver, BC V6J 5H8 · Kitsilano



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2 FOR SALE
FROM \$688,000

3 SOLD · 12 MO
\$585,000–\$920,000


12-MO SOLD TREND
67.3

Unit Mix

1 Bedroom

11 units
502 – 951 sf
from \$435,000

3 Bedroom

1 unit
1,063 – 1,063 sf
from \$1,255,000

For Sale in Yorkville North & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$725,000	1 / 1	650 sf	\$1,115	303 1888 YORK AVENUE
\$688,000	1 / 1	646 sf	\$1,065	503 1888 YORK AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$920,000	1 / 2ba	951 sf	\$967	2026-03-02
\$585,000	1 / 1ba	502 sf	\$1,165	2026-02-25
\$799,000	1 / 1ba	685 sf	\$1,166	2025-11-02
\$725,000	1 / 1ba	694 sf	\$1,045	2023-11-01

Value & Financing

Price Positioning

\$1090 /sq ft

Active listings here average **\$1090/sf** vs **\$1212/sf** across Kitsilano.

10% below area average

Mortgage Snapshot

\$3,295 /mo

Entry price (from) **\$688,000**

20% down payment **\$137,600**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1994	LEVELS 8	SUITES 53	CONSTRUCTION Concrete
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1350	MANAGEMENT Urban Properties Ltd.

Overview

Yorkville North at 1888 York Avenue, Vancouver, BC V6J 5A7 - LMS1350. Built in 1994 with 53 units over 4 levels. Located in Kitsilano area of Vancouver West, at the crossroads of York Avenue and Cypress. Building features include elevator, in-suite laundry and storage.

Introducing The Yorkville, not only a great place to live in terms of a wonderful home and sound investment, but also in terms of nearby amenities and natural surroundings. Every possible advantage you could ever imagine, right at your doorstep. Fabulous views. Incredible sunsets.

The Yorkville offers you the best of life in the City. And the beach is just the beginning. Situated two blocks west of Burrard, between York and First, you'll soon find yourself in the heart of Vancouver's West Side, close to everywhere you want to be. With a dozen great restaurants and cafes, wonderful shops, the beach, Granville Island, downtown, the bike trails at UBC - within minutes, all practically at your doorstep, this is the neighbourhood that lets you live the life you love.

Just minutes away from Canadian Tourism College, Emily Carr University of Art + Design, Lord Tennyson Elementary, St. John's School, Kitsilano Secondary School and False Creek Elementary School.

A short walk to Seaforth Peace Park, Vanier Park, Hadden Park, Delamont Park and Granville Loop Park.

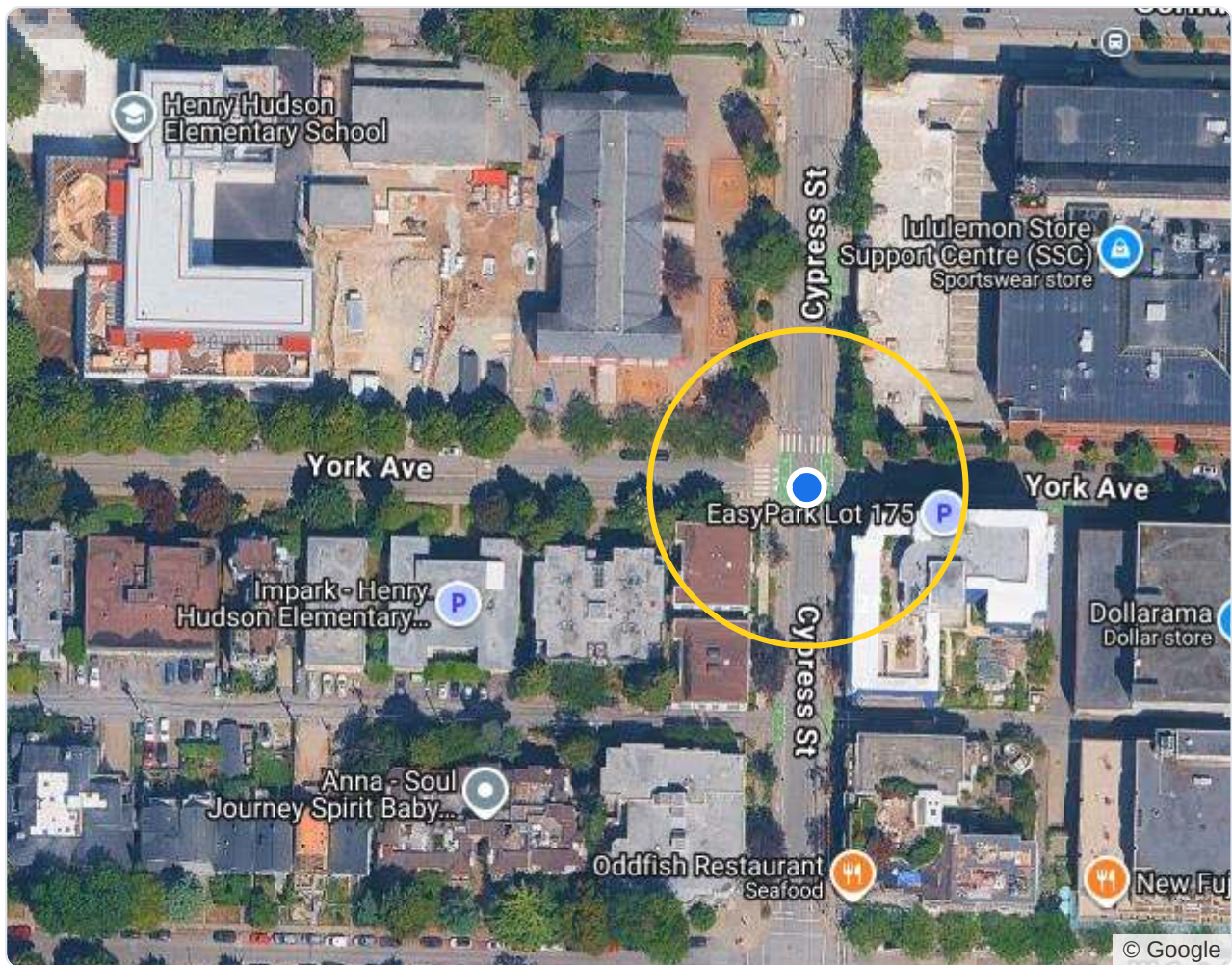
Amenities & Features

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

Maintenance Fees Include

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

Location



Neighbourhood & Walkability — Kitsilano

Kitsilano is one of Vancouver's most popular neighbourhoods. The first people living in the area were the Squamish people and the neighbourhood's name is derived from a Squamish chief, August Jack Khatsahlano. Kitsilano is a laid-back residential area known for the huge saltwater Kitsilano Pool and mountain views from Kitsilano Beach. Stores selling yoga wear, outdoor gear and fashionable clothes line West 4th Avenue, the main drag, and dining options range from waterside sea...

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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