

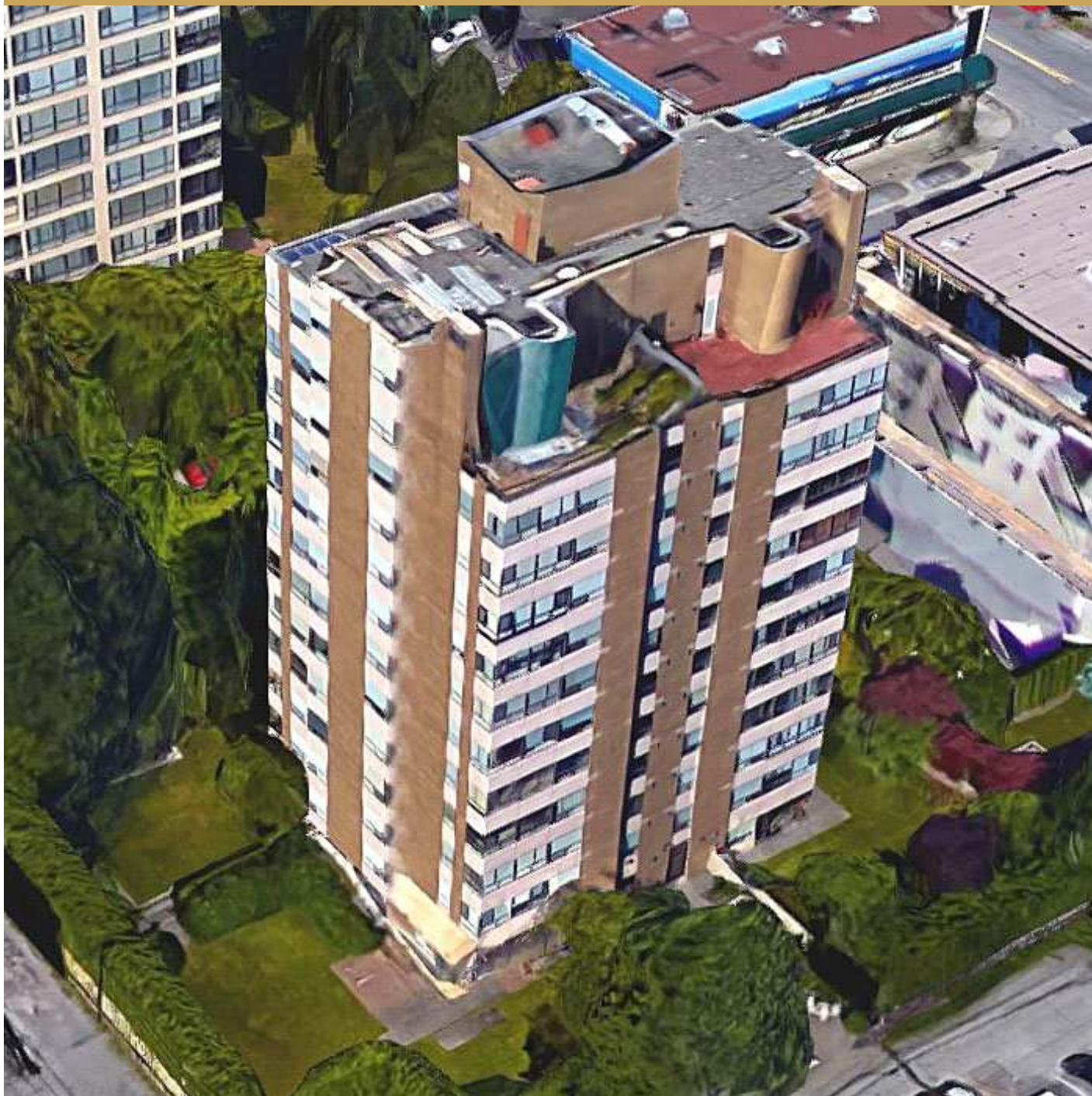
BUILDING BROCHURE

WEDGEWOOD - 2150 40TH BUILDING

2150 WEST 40th Ave. · Vancouver, BC V6M 1W5 · Kerrisdale



Scan to view online





Unit Mix

2 Bedroom 1 unit 1,940 – 1,940 sf from \$1,928,000	3 Bedroom 4 units 1,900 – 1,942 sf from \$1,690,000
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Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,690,000	3 / 3ba	1942 sf	\$870	2024-11-20
\$1,750,000	3 / 3ba	1900 sf	\$921	2023-09-01
\$1,928,000	2 / 3ba	1940 sf	\$994	2023-07-05
\$1,900,000	3 / 3ba	1924 sf	\$988	2022-04-11

YEAR BUILT 1981	LEVELS 12	SUITES 24	CONSTRUCTION Concrete
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN VAS816	MANAGEMENT Vancouver Management Ltd.

Overview

Wedgewood - 2150 West 40th Avenue, Vancouver, BC V6M 1W5, VAS816 - Located on West 40th Avenue and West Boulevard in the desirable Kerrisdale subarea of Vancouver West, close to Kerrisdale Arena, Library and Kerrisdale Community Centre, minutes to UBC. The notable landmarks around Wedgewood are Kerrisdale Park, Vandusen Botanical Garden, Point Grey Golf and Country Club and McCleery Golf Course. Direct access to West Boulevard and other major routes allows for an easy commute to surrounding destinations including Downtown, Richmond and Burnaby.

Wedgewood is close to Point Grey Secondary and Quilchena Elementary Schools, Bumblebee Pre-School Society and Ivy Montessori School. Some excellent restaurants in the area include

White Spot Restaurant, Sugarcane Vietnamese Cafe, Shota Sushi, Avenue World Restaurant and many others.

Wedgewood is a 12 level complex built in 1981. It consists of 24 units featuring spacious living room and dining room, large kitchen, laundry room, gas fireplace, walk-in closet and balcony. Complex amenities include storage locker, secured underground parking and elevator. Maintenance fees include garbage pickup, gardening and management. Don't miss your opportunity to own this amazing home.

Amenities & Features

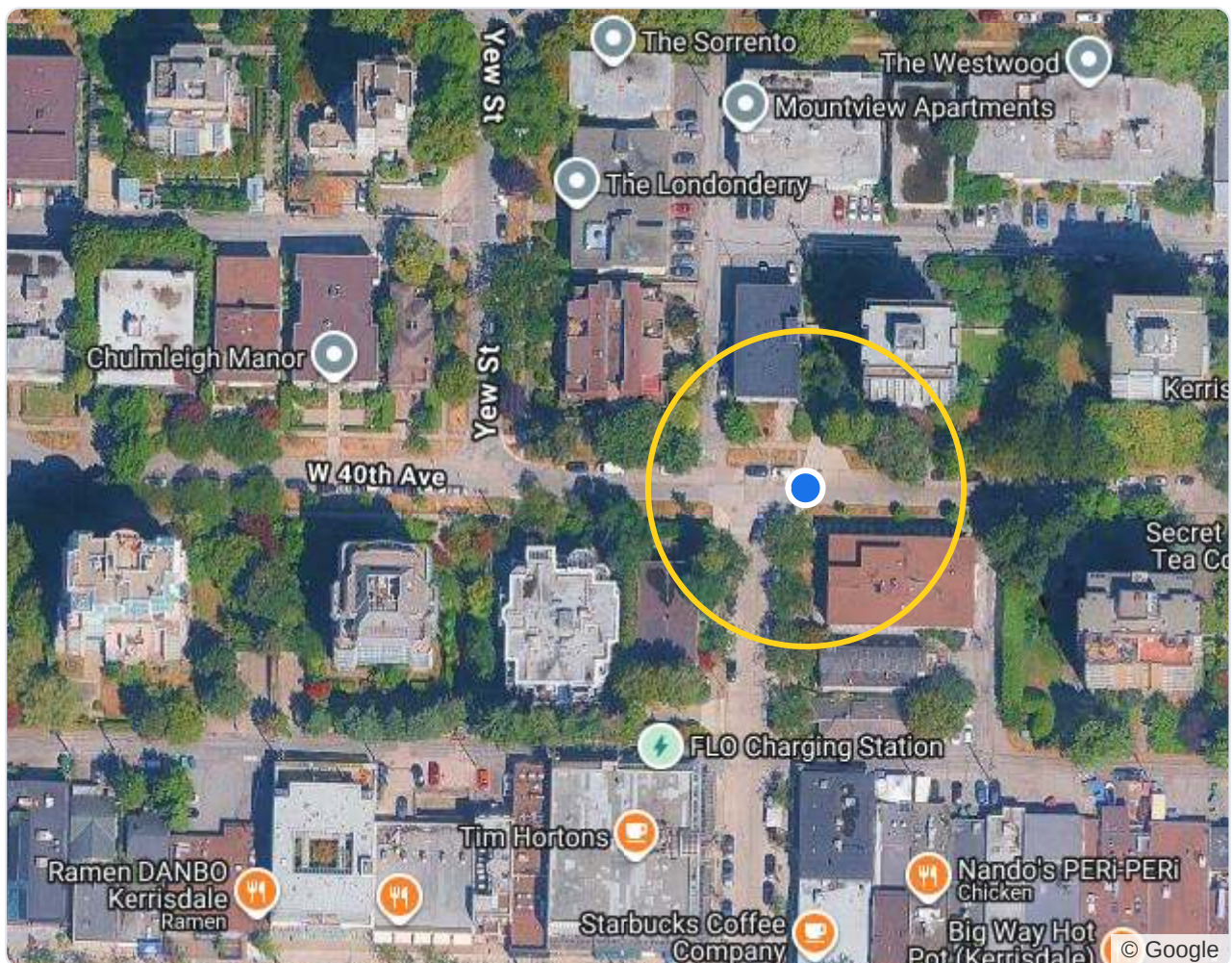
✓ None

Maintenance Fees Include

✓ Garbage Pickup
✓ Management

✓ Gardening

Location



Neighbourhood & Walkability — Kerrisdale

Kerrisdale is a neighbourhood located in Vancouver's west side. It features a mix of newer houses and older bungalows as well as various low and mid-rise rental and condo apartment buildings in its northern section. The neighbourhood is an ethnic mix of Caucasian and Asian Canadians. It features a shopping district running generally along West 41st Avenue between Larch and Maple Streets and West Boulevard between 37th and 47th Avenues. Although the city officially defines Ker...

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



Les Twarog

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