

THE LOOKOUT

22 EAST Royal Ave. · New Westminster, BC V3L 5R3 · Fraserview NW



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1 FOR SALE
FROM \$669,999

6 SOLD · 12 MO
\$653,000-\$845,000

12-MO SOLD TREND
-13

Unit Mix

1 Bedroom
4 units
555 – 646 sf
from \$400,000

2 Bedroom
45 units
863 – 1,063 sf
from \$580,000

3 Bedroom
4 units
1,286 – 1,374 sf
from \$944,000

For Sale in The Lookout & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$669,999	2 / 2	892 sf	\$751	303 20 E ROYAL AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$665,000	2 / 2ba	981 sf	\$678	2026-07-07
\$653,000	2 / 2ba	930 sf	\$702	2026-06-24
\$676,000	2 / 2ba	989 sf	\$684	2026-02-23
\$845,000	2 / 2ba	955 sf	\$885	2025-12-06

Value & Financing

Price Positioning

\$751 /sq ft

Active listings here average **\$751/sf** vs **\$699/sf** across Fraserview NW.

7% above area average

Mortgage Snapshot

\$3,209 /mo

Entry price (from)	\$669,999
20% down payment	\$134,000
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2016	LEVELS 4	SUITES 109	CONSTRUCTION Frame - Wood
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN EPS3217	DEVELOPER Onni Group Of Companies
ARCHITECT Yamamoto Architecture		MANAGEMENT Rancho Management Services (b.c.) Ltd.	

Overview

The Lookout - 22 East Royal Avenue, New Westminster, BC V3L 5R3, Canada. Strata plan number EPS3217. Crossroads are East Royal Avenue and McBride Boulevard. This development is 4 storeys with 60 units. Completed in 2016. Developed by Onni. Architecture by Yamamoto Architecture Inc. Maintenance fees includes garbage pickup, gas, hot water, management, and

recreation facility.

The Lookout at Victoria Hill has been designed to be the iconic centrepiece of this master-planned community with architecture that embraces the natural landscape and its prominent position on the site.

Set atop Victoria Hills Grand Lawn, with panoramic views of the Fraser River, The Lookout is the perfect stage for every chapter of your life. Inspired by the flow of the Fraser River, the natural curve of the building creates a quiet cove of privacy, allowing you to be a part of a larger community while experiencing the peacefulness of open green space right outside your front door.

Nearby parks are Sapperton Landing Park, Glenbrook Ravine Park, Queen's Park and Albert Crescent Park. Schools nearby are Ecole Glenbrook Middle School, Justice Institute of British Columbia, Ecole Herbert Spencer School, Herbert Spencer Elementary, Purpose Independent Secondary School, and Douglas College - Community Music School. Grocery stores and supermarkets nearby are Save-On-Foods, Safeway, and Buy-Low Foods. Short drive to Royal Columbian Hospital and Sapperton Station.

Other building in complex: The Lookout - 20 E ROYAL AVE

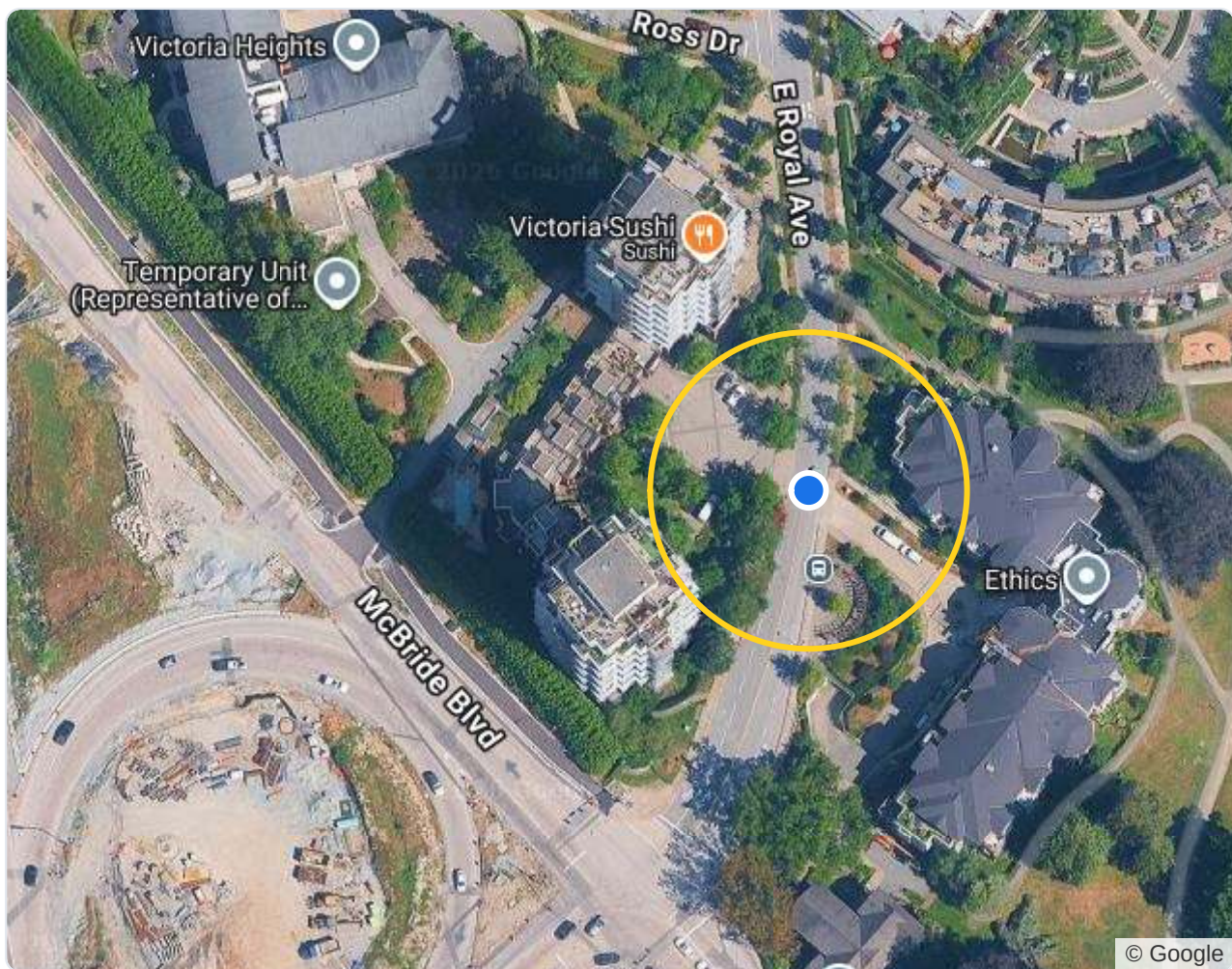
Amenities & Features

- | | |
|-------------------|--------------------|
| ✓ Bike Room | ✓ Elevator |
| ✓ Exercise Centre | ✓ In Suite Laundry |
| ✓ Rooftop Deck | ✓ Storage |

Maintenance Fees Include

- | | |
|-----------------------|--------------|
| ✓ Garbage Pickup | ✓ Gas |
| ✓ Hot Water | ✓ Management |
| ✓ Recreation Facility | |

Location



Les Twarog

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