

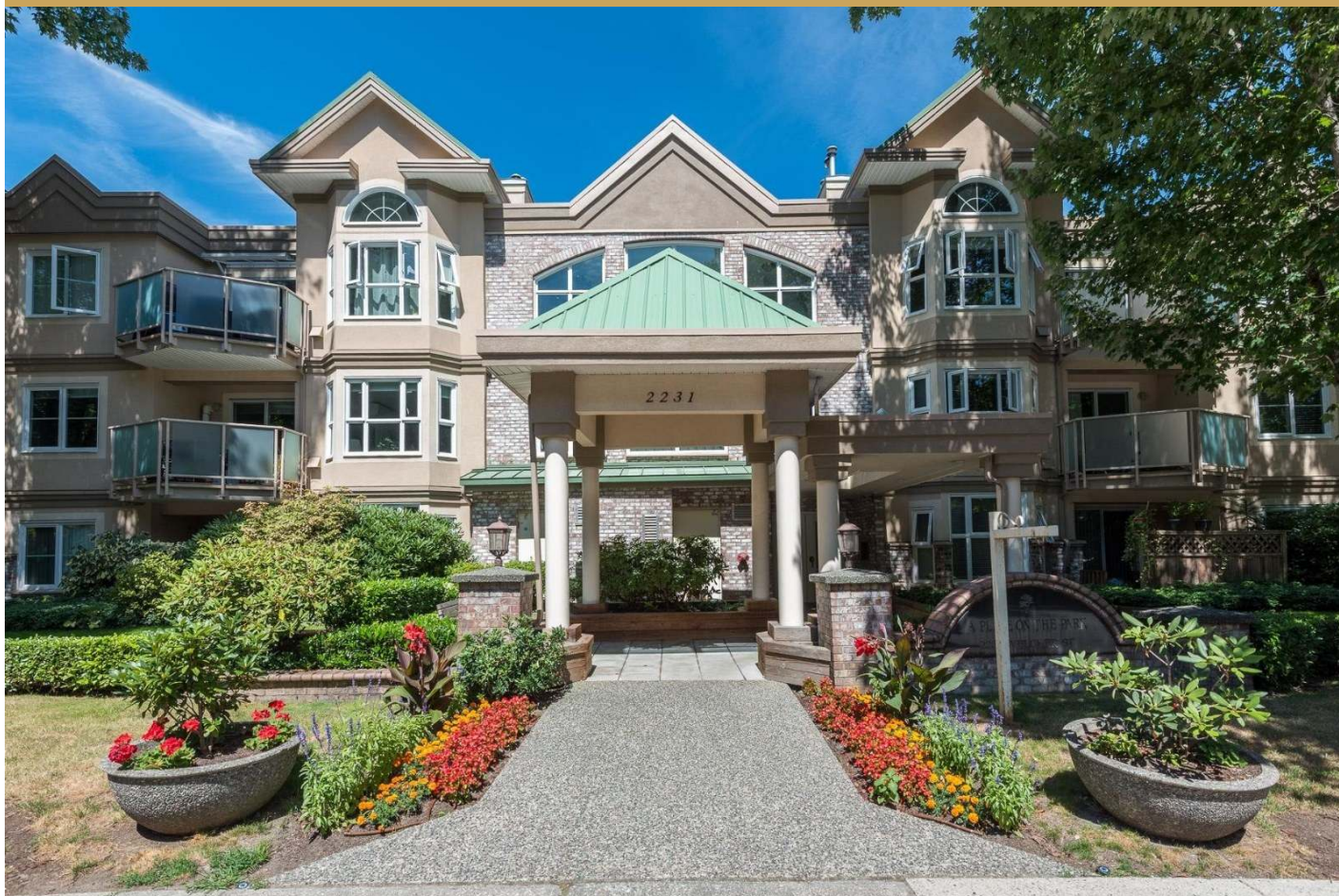
BUILDING BROCHURE

PLACE ON THE PARK - 2231 WELCHER BUILDING

2231 Welcher Ave. · Port Coquitlam, BC V3C 6H5 · Central Pt Coquitlam



Scan to view online



1 FOR SALE
FROM \$429,900

2 SOLD · 12 MO
\$413,500-\$510,000



Unit Mix

1 Bedroom

4 units
645 – 737 sf
from \$413,500

2 Bedroom

16 units
772 – 921 sf
from \$400,000

For Sale in Place On The Park - 2231 Welcher Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$429,900	2 / 1	855 sf	\$503	107 2331 WELCHER AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$413,500	1 / 1ba	645 sf	\$641	2026-02-17
\$510,000	2 / 1ba	921 sf	\$554	2025-09-07
\$518,000	2 / 1ba	784 sf	\$661	2025-06-07
\$514,500	2 / 1ba	853 sf	\$603	2025-03-05

Value & Financing

Price Positioning

\$503 /sq ft

Active listings here average **\$503/sf** vs **\$685/sf** across Central Pt Coquitlam.

27% below area average

Mortgage Snapshot

\$2,059 /mo

Entry price (from) **\$429,900**

20% down payment **\$85,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1994	LEVELS 3	SUITES 54	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1037	MANAGEMENT Ascent Real Estate Management Corporation

Overview

Place On The Park - 2231 Welcher Avenue, Port Coquitlam, BC V3C 1X2, LMS1037 - located in Central Port Coquitlam, near the crossroads Welcher Avenue and Mary Hill Road. A Place On The Park situated in a quiet street and backing on to a lovely Elks Park. This complex is close to Riverside Secondary, Central Elementary, Touchpoint Institute of Reflexology, Port Coquitlam-Terry Fox Library, Fraser Valley Regional Library, SD No43 Pitt River Middle and Stage 1 Dance Centre. Twon Centre Skatepark, Port Coquitlam Trainbus, Aggie Park, Catholic Churches & Institutions,

Terry Fox Secondary School, Blackburn Elementary School and Blackburn Park are within minutes of drive. The restaurants in the neighbourhood are Pajo's Fish & Chips, Persian Empire Cuisine, Megabite Pizza, Koi Japanese, Earls and Namaste Indian. A Place On The Park was built in 1994 with a frame-wood construction. There are 54 units in development and in strata. This 3-level building was completely rainscreened in 2008. The roof replacement project completed in summer 2009. A Place On The Park features in-suite laundry, a storage and underground parking. Most homes offer laminate floors, gas fireplace, large master bedroom, spacious rooms, a balcony or a private patio. Some units have some updates that include maple engineered flooring, designer paint and stainless steel appliances.

Amenities & Features

- | | |
|------------|---------------------|
| ✓ Elevator | ✓ In Suite Laundry |
| ✓ Storage | ✓ Wheelchair Access |

Maintenance Fees Include

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

Location



Les Twarog

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