

BUILDING BROCHURE

SANDPEBBLES

2238 WEST 2nd Ave. · Vancouver, BC V6K 1H9 · Kitsilano



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1 FOR SALE
FROM \$419,900

Unit Mix

2 Bedroom

1 unit

1,095 – 1,095 sf

from \$1,440,000

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,440,000	2 / 2ba	1095 sf	\$1,315	2023-04-18

YEAR BUILT 1992	LEVELS 4	SUITES 6	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN VAS2679	MANAGEMENT Confidential

Overview

Sandpebbles - 2238 West 2nd Avenue, Vancouver, BC V6K 1H8, Canada. Strata plan number VAS2679. Built in 1989, this building has 4 levels and 6 units. Crossroads are Vine Street and Yew Street. Nearby parks include Delamont Park, Hadden Park and Seaforth Peace Park. Nearby schools include Tactical Self Defense, Just Dance and Imagine 1 Day International Organization. The closest grocery stores are Whole Foods Market, City Market and Kits Market Ltd. Nearby coffee shops include O5 Tea, Davidstea and Starbucks. There are 123 restaurants within a 15 minute walk including Burrito Brothers Mexican Food The, Da Pasta Bar and Tangerine Restaurant & Lounge.

Maintenance fees includes gas, heat, hot water and management.

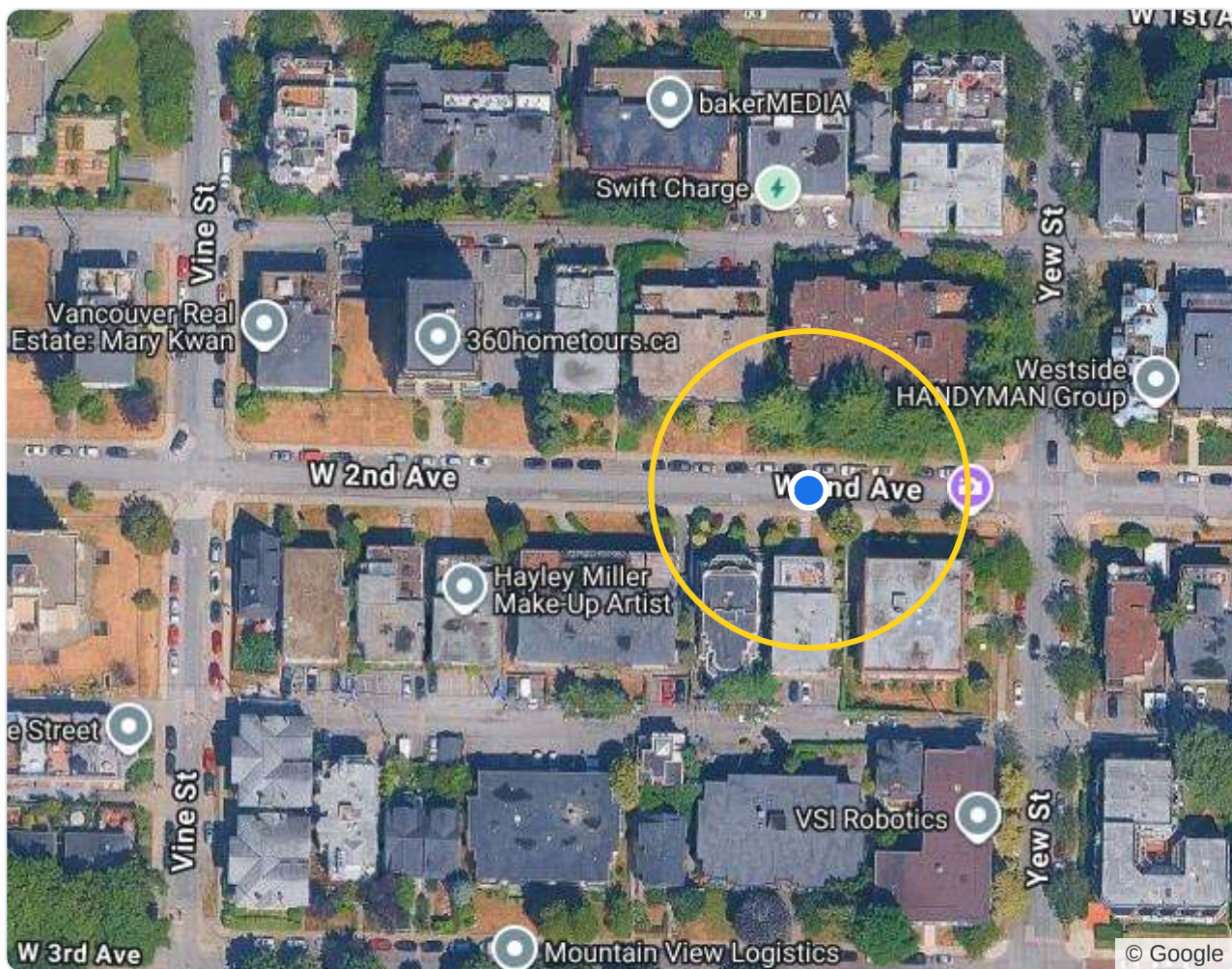
Amenities & Features

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

Maintenance Fees Include

- ✓ Gas
- ✓ Heat
- ✓ 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

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