

BUILDING BROCHURE

ALDER CROSSING

2248 Alder St. · Vancouver, BC V6H · Fairview



Scan to view online



Unit Mix

Studio

1 unit

404 – 404 sf

from \$460,000

2 Bedroom

1 unit

1,092 – 1,092 sf

from \$1,199,900

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$460,000	— / 1ba	404 sf	\$1,139	2025-07-14
\$1,199,900	2 / 2ba	1092 sf	\$1,099	2024-10-03

YEAR BUILT 2013	LEVELS 3	SUITES 12	CONSTRUCTION Brick
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN EPS1633	DEVELOPER Guildford Brook Estates
MANAGEMENT Rancho Management Services (b.c.) Ltd.			

Overview

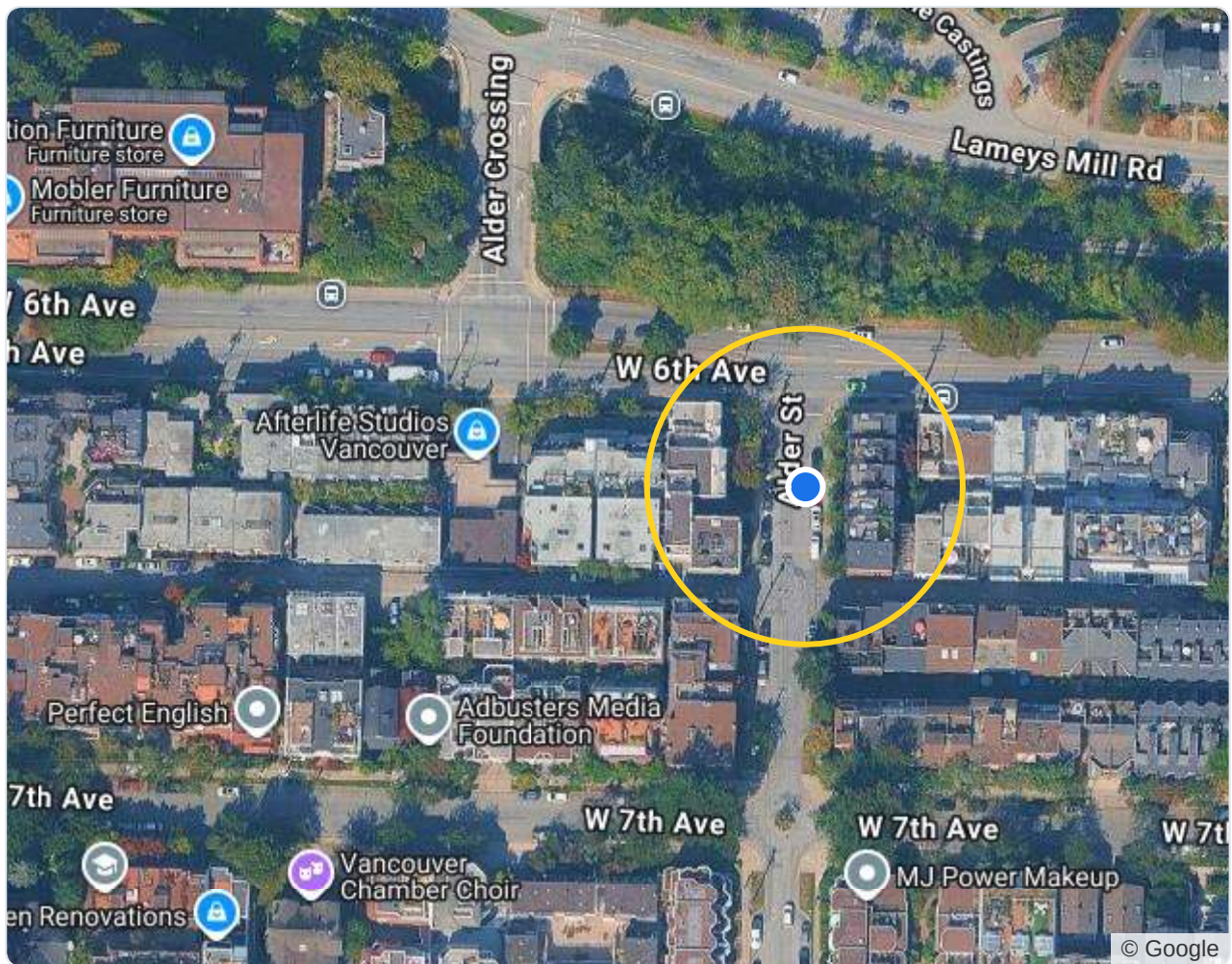
Alder Crossing - 2248 Alder Street, Vancouver, BC V6H, Canada, 3 levels, 12 units in the development, built in 2013. Crossroads are Alder Street and West 6th Avenue. This location is in Fairview neighborhood in Vancouver. Alder Crossing has 5 Carriage houses with individual address; 2208 Alder, 2222 Alder, 2228 Alder, 2238 Alder and 1190 West 6th.

Walking distance child care services include Family Montessori Preschool, False Creek YMCA Daycare, False Creek Preschool and Creekview Tiny Tots. closest grocery stores are Corner of 8th Convenience Store, Canada Produce Market and Am pm Grocery Store Limited. Nearby coffee shops include Waves Coffee Broadway, Wicked Cafe and Java Express. Nearby restaurants include Four Willows Catering, Royal Seoul House and Raga Restaurant. Nearby parks include Sutcliffe Park False Creek Vancouver, Choklit Park and Sutcliffe Park. Nearby restaurants include Four Willows Catering, Royal Seoul House and Raga Restaurant.

Maintenance Fees Include

- ✓ Gas
- ✓ Hot Water

Location



Neighbourhood & Walkability — Fairview

Fairview is a neighbourhood on the west side of the city of Vancouver, British Columbia, Canada. It runs from 16th Avenue in the south, to Burrard Street in the west, to Cambie Street in the east, and to False Creek in the north. Central Broadway is an important commercial and employment centre focused around Vancouver General Hospital and other health-related institutions, including the BC Cancer Agency, BC Cancer Research Centre, BC Healthy Living Alliance, and the BC Centr...

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



Les Twarog

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