

BUILDING BROCHURE

ST. JAMES GATE - 2253 WELCHER BUILDING

2253 Welcher Ave. · Port Coquitlam, BC V3C 1X2 · Central Pt Coquitlam



Scan to view online



2 SOLD · 12 MO
\$440,000-\$555,000

12-MO SOLD TREND
-4.3

Unit Mix

1 Bedroom

3 units

706 – 804 sf

from \$440,000

2 Bedroom

10 units

717 – 1,254 sf

from \$460,000

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$440,000	1 / 1ba	706 sf	\$623	2026-07-10
\$555,000	2 / 2ba	930 sf	\$597	2026-04-15
\$520,000	1 / 1ba	772 sf	\$674	2025-01-02
\$530,000	1 / 1ba	804 sf	\$659	2023-10-21

YEAR BUILT 1994	LEVELS 4	SUITES 25	CONSTRUCTION Frame - Wood
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1412	MANAGEMENT Profile Properties Ltd.

Overview

St. James Gate - 2253 Welcher Avenue, Port Coquitlam, BC V3C 1X2, LMS1412 - located in Central Port Coquitlam, near the crossroads Welcher Avenue and Shaughnessy Street. St. James Gate is backing on to a lovely Elks Park and situated on a quiet street, steps away from Port Coquitlam Terry Fox Library, Fraser River Regional Library, Port Coquitlam Bowl, Curves, City Hall, Sparta Greek Taverna, Waves Coffee, Starbucks Coffee, Dairy Queen and a lot of restaurants. Riverside Secondary, Central Elementary, Touchpoint Institute of Reflexology, SD No43 Pitt River Middle, Stage 1 Dance Centre, Twon Centre Skatepark, Port Coquitlam Trainbus, Aggie Park, Catholic Churches & Institutions, Terry Fox Secondary School, Blakeburn Elementary School and Blakeburn Park are close to the complex. The restaurants in the neighbourhood are A&W Restaurants, Inno Bakery, Hiro Sushi, Papa John's Pizza, Pajo's Fish & Chips, Persian Empire Cuisine, Megabite Pizza, Koi Japanese, Earls and Namaste Indian. St. James Gate was built in 1994 with a frame-wood construction and brick exterior finishing. This four-level building has a full rain screen and a new roof from late 2008. There are 25 units in strata and in development. The building features wheelchair access, in-suite laundry, a storage, a clubhouse, a playground and secure underground parking. Most homes offer great layout with spacious rooms, a gas fireplace, 9' ceilings, large windows, laminate floors and good size balcony/patio.

Amenities & Features

- ✓ Club House
- ✓ In Suite Laundry
- ✓ Storage

Maintenance Fees Include

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

Location



Les Twarog

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