

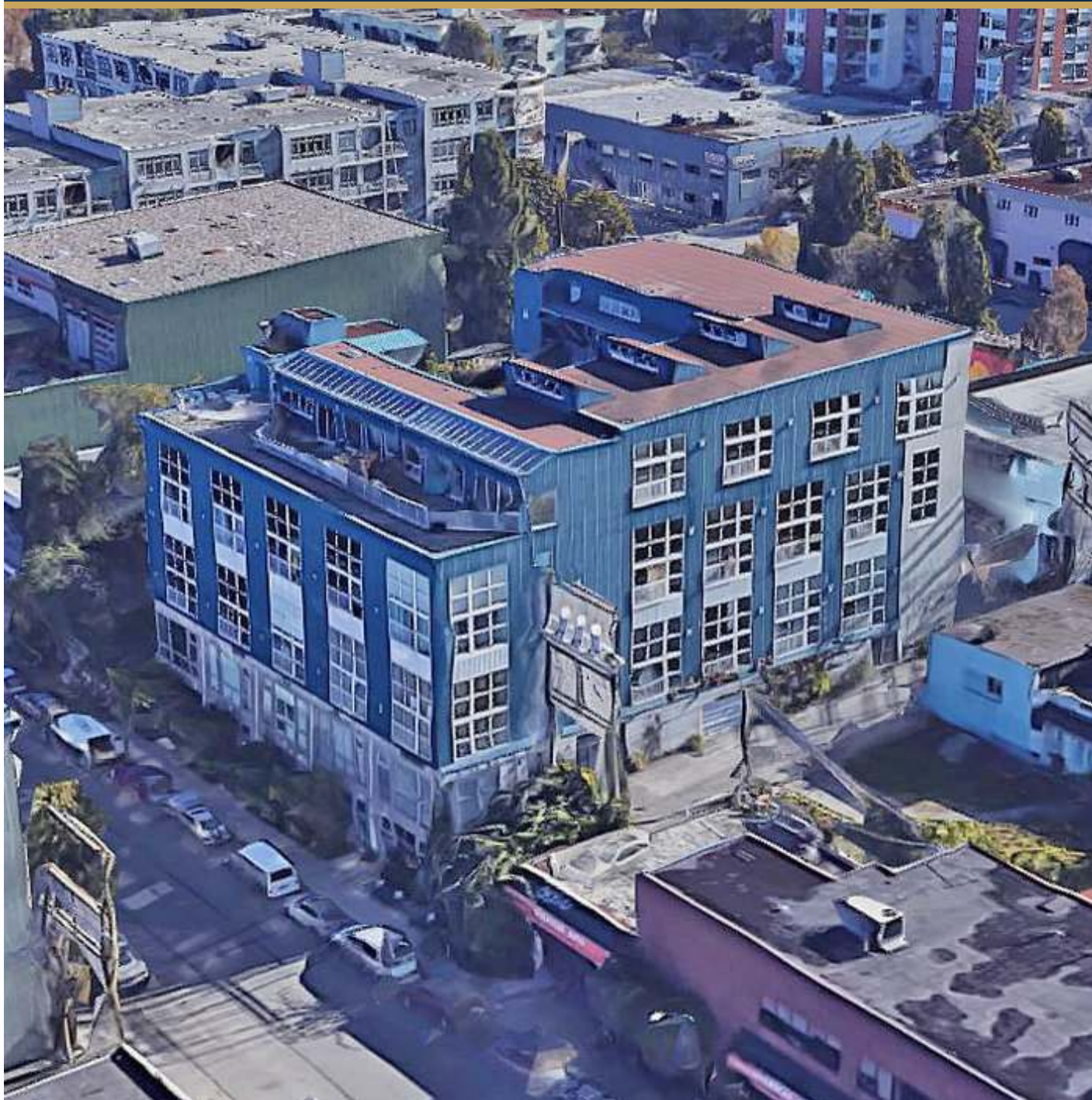
BUILDING BROCHURE

WATERSHED

228 EAST 4th Ave. · Vancouver, BC V5T 1G5 · Mount Pleasant VE



Scan to view online



2 SOLD · 12 MO
\$525,000–\$780,000

12-MO SOLD TREND
-56.5



Unit Mix

Studio

2 units
597 – 1,252 sf
from \$609,000

1 Bedroom

14 units
590 – 987 sf
from \$525,000

2 Bedroom

1 unit
899 – 899 sf
from \$938,850

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$525,000	1 / 1ba	716 sf	\$733	2026-04-29
\$780,000	1 / 1ba	772 sf	\$1,010	2026-04-23
\$609,000	— / 1ba	597 sf	\$1,020	2025-09-01
\$798,000	1 / 1ba	740 sf	\$1,078	2024-02-29

YEAR BUILT 1996	LEVELS 5	SUITES 44	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN LMS2337	MANAGEMENT National Pacific Property Management Services Ltd.

Overview

Watershed - 228 East 4th Avenue, Vancouver V5T 4R4, LMS2337 - Conveniently located in the Mount Pleasant sub-area of Vancouver East, between East 2nd Avenue and Main Street. Walking distance to Buy-Low Foods, several food markets, coffee shops, banks and numerous Main Street shopping opportunities and amenities. Some excellent restaurants in the area include Libra Room Cafe Ltd, La Rocca, Arriva, Pizza King and several Japanese, Chinese and Greek restaurants. This neighbourhood is surrounded by a number of parks. Four Elementary schools including Mount Pleasant are located within a kilometre; along with St. Patrick's High School. Three more high schools are located within a few minutes busride. Busses and nearby Skytrain provide direct access to Downtown Vancouver and neighbouring cities.

Watershed was built in 1994 and consists of 44 live/work condo units featuring large windows, 16ft. ceilings, polished concrete floors, cosy fireplaces, custom built-in cabinets, double size walk-in shower and in-suite laundries. Building offers underground parking, common courtyard and rooftop patio. Maintenance fees include garbage pick-up, gardening, hot water and management.

Watershed - live and work in this trendy neighbourhood - move here today!

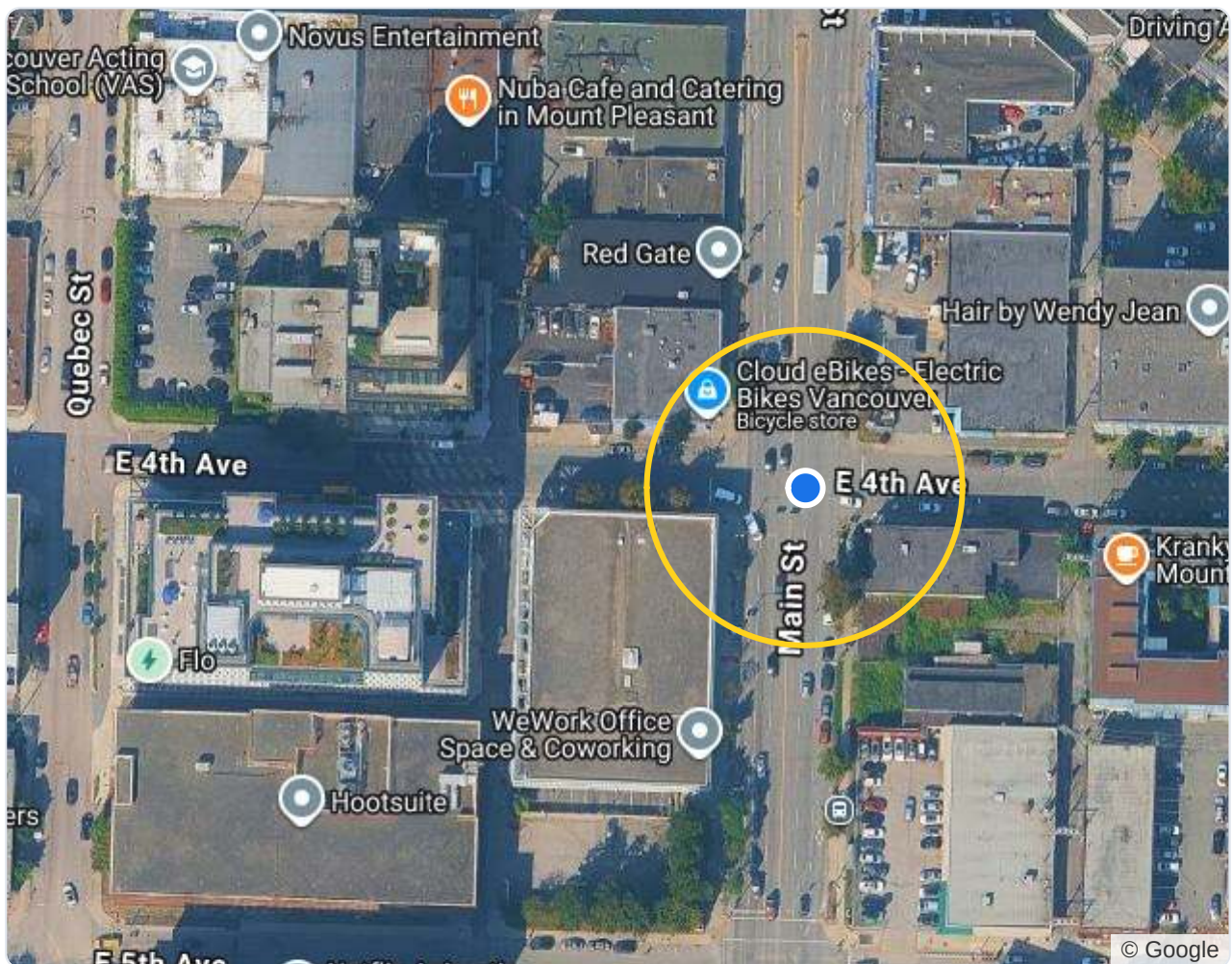
Amenities & Features

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

Maintenance Fees Include

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

Location





Les Twarog

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