

EDGEWATER - 2353 MARPOLE BUILDING

2353 Marpole Ave. · Port Coquitlam, BC V3C 2A1 · Central Pt Coquitlam



1 FOR SALE
FROM \$760,000

4 SOLD · 12 MO
\$609,999-\$632,000



Unit Mix

1 Bedroom
5 units
645 – 822 sf
from \$455,000

2 Bedroom
17 units
911 – 1,232 sf
from \$495,000

For Sale in Edgewater - 2353 Marpole Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$760,000	2 / 2	1232 sf	\$617	211 2353 MARPOLE AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$632,000	2 / 2ba	1030 sf	\$614	2026-08-16
\$609,999	2 / 2ba	922 sf	\$662	2026-06-18
\$616,000	2 / 2ba	911 sf	\$676	2025-11-04
\$620,000	2 / 2ba	949 sf	\$653	2025-10-27

Value & Financing

Price Positioning

\$617 /sq ft

Active listings here average **\$617/sf** vs **\$728/sf** across Central Pt Coquitlam.

15% below area average

Mortgage Snapshot

\$3,640 /mo

Entry price (from)	\$760,000
20% down payment	\$152,000
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2007	LEVELS 4	SUITES 62	CONSTRUCTION Frame - Wood
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN BCS2251	

Overview

Edgewater - 2353 Marpole Avenue, Port Coquitlam, BC V3C 2A1, BCS2251 - located in Central Port Coquitlam, near the crossroads Marpole Avenue and Shaughnessy Street. Edgewater is conveniently situated in the heart of Port Coquitlam next to the beautiful Traboulay Trail, close to Central Elementary, Pitt River Middle, Riverside Secondary, Port Coquitlam Terry Fox Library, Fraser River Regional Library, Port Coquitlam Bowl, Curves, City Hall, Sparta Greek Taverna, Waves Coffee, Starbucks Coffee, Dairy Queen, Touchpoint Institute of Reflexology, 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. With

extremely easy access to Highway 1 and the Lougheed this makes Edgewater an ideal choice for commuters and families alike. 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. Edgewater was built in 2007 with a frame-wood construction and brick exterior finishing. There are 62 units in development and in strata. This complex offers peace of mind with a complete fire system, rain screen technology, concrete soundproofing between floors and warranty by St. Paul Guarantee. The features are wheelchair access, a guest suite, in-suite laundry, an elevator, recreation centre and a storage. Most homes offer 9 ft. ceilings and immaculately appointed kitchens, large windows let in tons of natural light, granite countertops, stainless steel appliances, laminate floors, a fireplace, a balcony and a private patio on the main level.

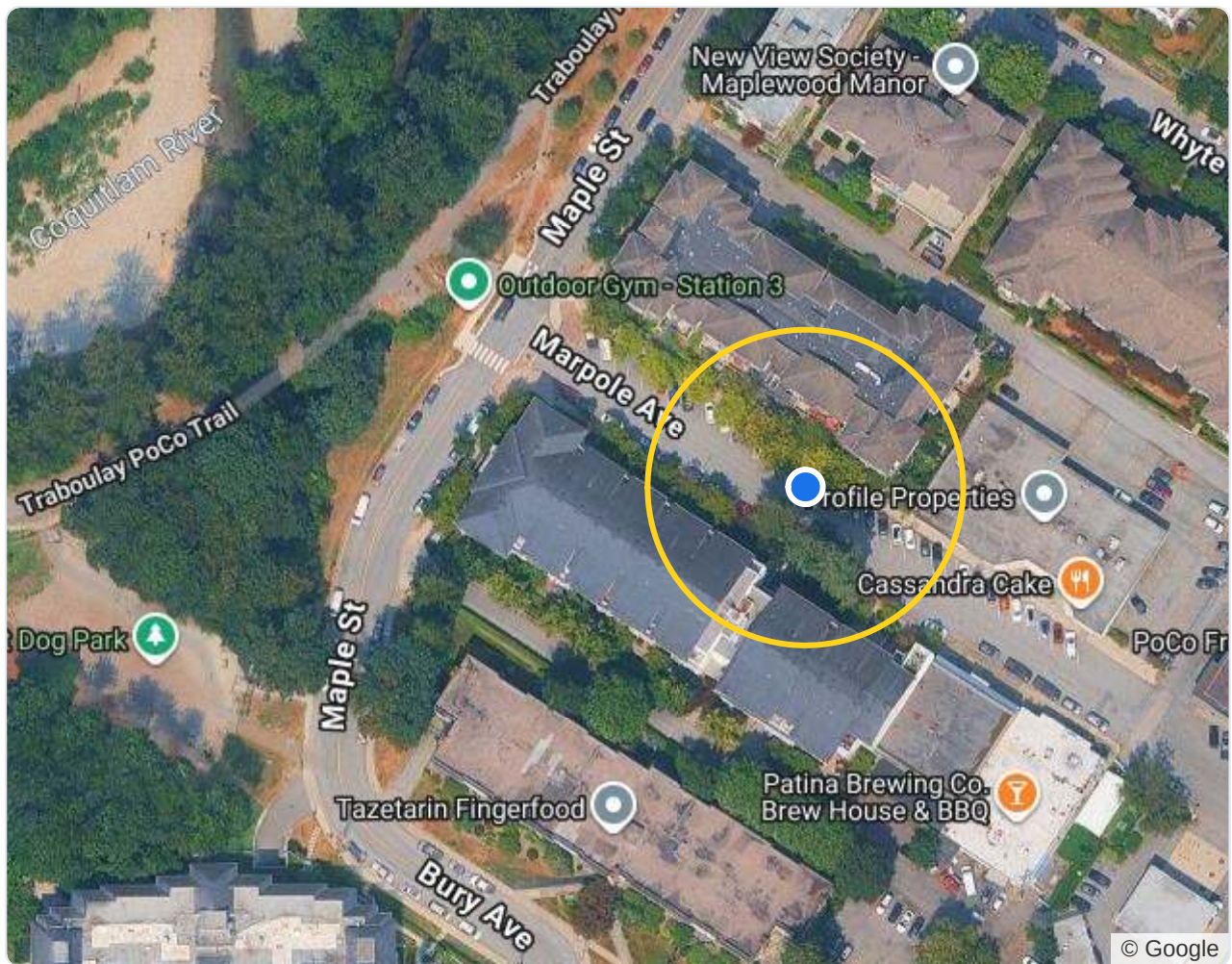
Amenities & Features

- | | |
|--------------------|---------------------|
| ✓ Elevator | ✓ Guest Suite |
| ✓ In Suite Laundry | ✓ Recreation Center |
| ✓ Storage | |

Maintenance Fees Include

- | | |
|--------------|-----------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Hot Water |
| ✓ Management | ✓ Recreation Facility |

Location



Les Twarog

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Book a Viewing
scan or call