

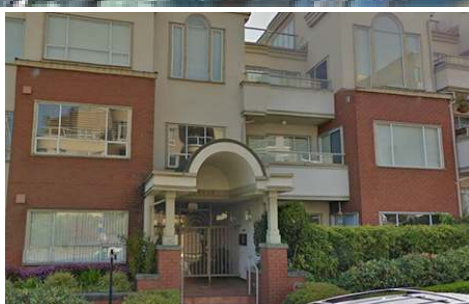
BUILDING BROCHURE

ALDERVIEW COURT

2412 Alder St. · Vancouver, BC V6H 3Z4 · Fairview



Scan to view online



BC Condos & Homes Team
604-671-7000 | www.VancouverFloorPlans.com



Unit Mix

1 Bedroom 1 unit 936 – 936 sf from \$658,500	2 Bedroom 3 units 797 – 858 sf from \$702,000	3 Bedroom 1 unit 1,705 – 1,705 sf from \$1,950,000
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Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$757,000	2 / 1ba	821 sf	\$922	2022-09-19
\$702,000	2 / 1ba	797 sf	\$881	2021-07-26
\$709,000	2 / 1ba	858 sf	\$826	2021-05-07
\$658,500	1 / 2ba	936 sf	\$704	2020-12-14

YEAR BUILT 1986	LEVELS 3	SUITES 20	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN VAS1550	MANAGEMENT 604 Real Estate

Overview

2412 Alder St, Vancouver, BC V6H, Canada, Strata Plan Number VAS1550. 3 levels, 20 units in the development and built in 1986. Features and Amenities include Elevator and In Suite Laundry. Maintenance fees include Garbage Pickup, Gardening, Hot Water and Management. Closest grocery stores are Canada Produce Market, Am pm Grocery Store Ltd and Spruce Grocery. Nearby parks include Choklit Park, Sutcliffe Park False Creek Vancouver and Sutcliffe Park. Nearby schools include Sprachreise Vancouver, International House Vancouver and International House Vancouver - Modern Languages.

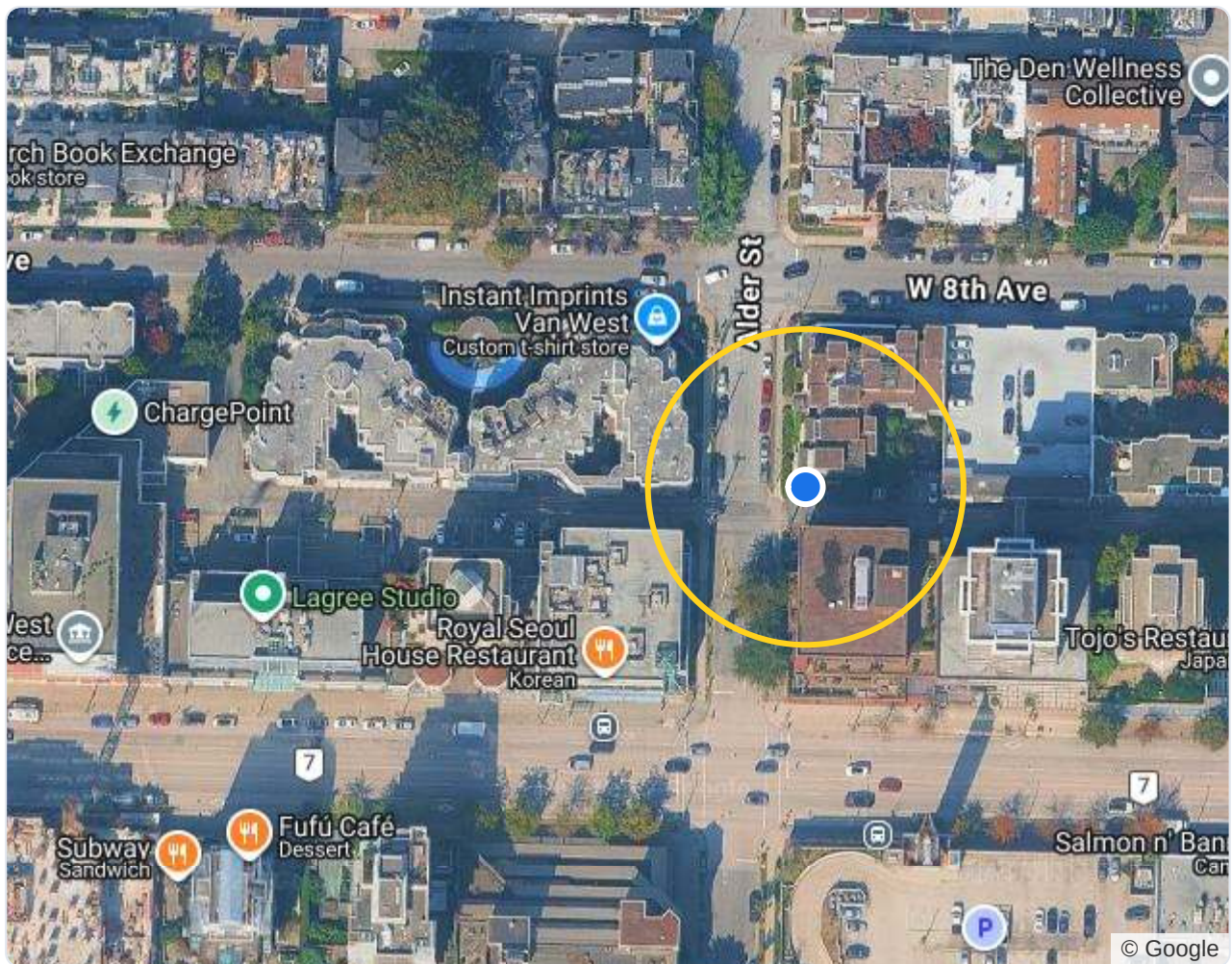
Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry

Maintenance Fees Include

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

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).



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