

BUILDING BROCHURE

RIVERWALK - 2883 KENT BUILDING

2883 EAST Kent Ave. · Vancouver, BC V5S 3T9 · Fraserview VE



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1 FOR SALE
FROM \$599,200

1 SOLD · 12 MO
\$563,000–\$563,000



Unit Mix

2 Bedroom
12 units
896 – 963 sf
from \$530,000

For Sale in Riverwalk – 2883 Kent Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$599,200	2 / 2	951 sf	\$630	17 2885 E KENT AVENUE NORTH

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$563,000	2 / 2ba	945 sf	\$596	2026-06-27
\$756,000	2 / 2ba	929 sf	\$814	2025-04-22
\$710,500	2 / 2ba	896 sf	\$793	2024-10-28
\$695,000	2 / 2ba	945 sf	\$735	2024-09-10

Value & Financing

Price Positioning

\$630 /sq ft

Active listings here average \$630/sf vs \$805/sf across Fraserview VE.

22% below area average

Mortgage Snapshot

\$2,870 /mo

Entry price (from) **\$599,200**

20% down payment **\$119,840**

Rate / amortization **5.24% · 25 yr**

YEAR BUILT 1993	LEVELS 2	SUITES 30	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata		STRATA PLAN LMS991

Overview

Riverwalk - 2883 East Kent Avenue North, Vancouver, BC V5S 3T9, Strata Plan No. LMS991, 2 levels, 30 townhomes, built 1993, crossing roads: East Kent Avenue and Jellicoe Street. Riverwalk - a tranquil setting with a 30 unit complex with two-level heritage look inspired townhomes ideally located the River District neighborhood of Southeast Vancouver. Riverwalk consists of 2 buildings at 2883 & 2885 East Kent Avenue with 30 2-bedroom townhomes ranging from 900 - 960 sq. ft.

Riverwalk homes feature crown mouldings throughout, cozy gas fireplaces, plush trackless carpeting, ceramic tile flooring in kitchens and bathrooms, G.E. white appliances, white raised panel cabinets, laminate countertops with ceramic tile backsplash in kitchens and bathrooms, spacious decks or patios, insuite laundry, plus the new roof updated in 2010. Residents also can enjoy the club house, bike room, secured underground parking, storage lockers, and lush landscaped grounds.

Riverwalk is centrally located in southeast Vancouver, fronting the Fraser River and easily accessed from Marine Drive. Riverwalk is a short bus ride away from the new Canada Line SkyTrain route that makes commuting into downtown and getting to the airport fast and efficient. The Champlain Shopping Centre with Starbucks, Extra Foods, Kins Market and many other retails stores is just a short drive up Kerr Street. Also located in the immediate area are Fraserview Public Golf Course, Killarney Community Centre with ice rink and pool, Champlain Heights Community Centre with fitness and racquet courts, as well as many walking and jogging paths. Champlain Heights Elementary and Killarney Secondary Schools are also nearby. Riverwalk is well run building by Ascent 604-431-1800. 2 allowed 24 lbs. each or 1 over 24 lbs, limited 5 rentals allowed.

Amenities & Features

- ✓ Bike Room
- ✓ Garden
- ✓ Storage
- ✓ Club House
- ✓ In Suite Laundry

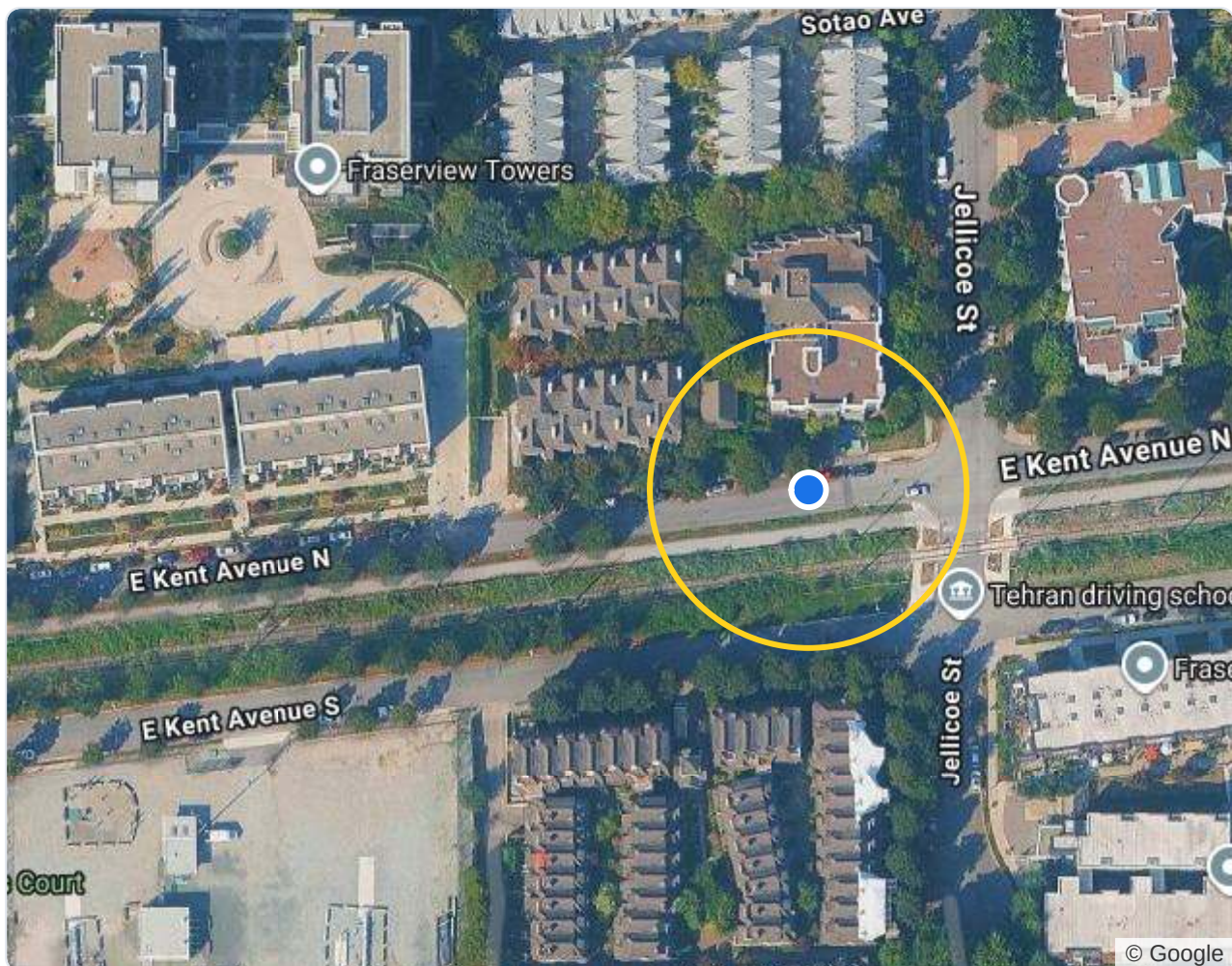
Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening

- ✓ Gas
- ✓ Recreation Facility

- ✓ Management
- ✓ Snow Removal

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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