

BUILDING BROCHURE

PHOENIX - 3069 KENT AVENUE NORTH BUILDING

3069 EAST Kent Avenue North Ave. · Vancouver, BC V5S 4P6 · Fraserview VE



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1 FOR SALE
FROM \$880,000

3 SOLD · 12 MO
\$585,000–\$675,000



Unit Mix

1 Bedroom

2 units
903 – 1,236 sf
from \$482,500

2 Bedroom

19 units
901 – 1,432 sf
from \$492,500

For Sale in Phoenix – 3069 Kent Avenue North Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$880,000	2 / 2	1256 sf	\$701	1403 3061 E KENT AVENUE NORTH

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$645,000	2 / 2ba	1166 sf	\$553	2026-03-26
\$675,000	2 / 2ba	1225 sf	\$551	2026-02-07
\$585,000	2 / 2ba	1169 sf	\$500	2025-10-22
\$608,000	2 / 2ba	1128 sf	\$539	2025-08-12

Value & Financing

Price Positioning

\$701 /sq ft

Active listings here average **\$701/sf** vs **\$805/sf** across Fraserview VE.

13% below area average

Mortgage Snapshot

\$4,215 /mo

Entry price (from) **\$880,000**

20% down payment **\$176,000**

Rate / amortization **5.24% · 25 yr**

YEAR BUILT 1991	LEVELS 3	SUITES 95	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Leasehold Prepaid-strata	STRATA PLAN LMS119	DEVELOPER Cressey Developments
ARCHITECT Hughes Baldwin Architects		MANAGEMENT Wynford Strata Management	

Overview

The Phoenix - 3069 East Kent Avenue North, Vancouver, BC V5S 4P6, Canada. Strata plan number LMS119. Crossroads are East Kent Avenue North and Kerr Street. This development features 8, 3-level townhomes. Built in 1991. Developed by Cressey. Architecture by Hughes Baldwin Architects. Maintenance fees includes caretaker, garbage pickup, gardening, management, and recreation facility.

Nearby parks are Riverfront Park, Gladstone-Riverside Park, Jellicoe Plaza, Kinross Ravine Park, and Everett Crowley Park. Schools nearby are Sir James Douglas Elementary School, Captain James Cook Elementary School, Sir Charles Kingsford-Smith Elementary School, and David Oppenheimer Elementary School. Grocery stores and supermarkets nearby are Kerr Street Your Independent Grocer, The Low Carb Grocery, Real Canadian Superstore, and T & T Supermarket.

Other buildings in complex: 3061 KENT AVENUE NORTH E, 3055 KENT AVENUE NORTH E, 3057 KENT AVENUE NORTH E, 3063 KENT AVENUE NORTH E, 3065 KENT AVENUE NORTH E, 3067 KENT AVENUE NORTH E , 3069 KENT AVENUE NORTH E

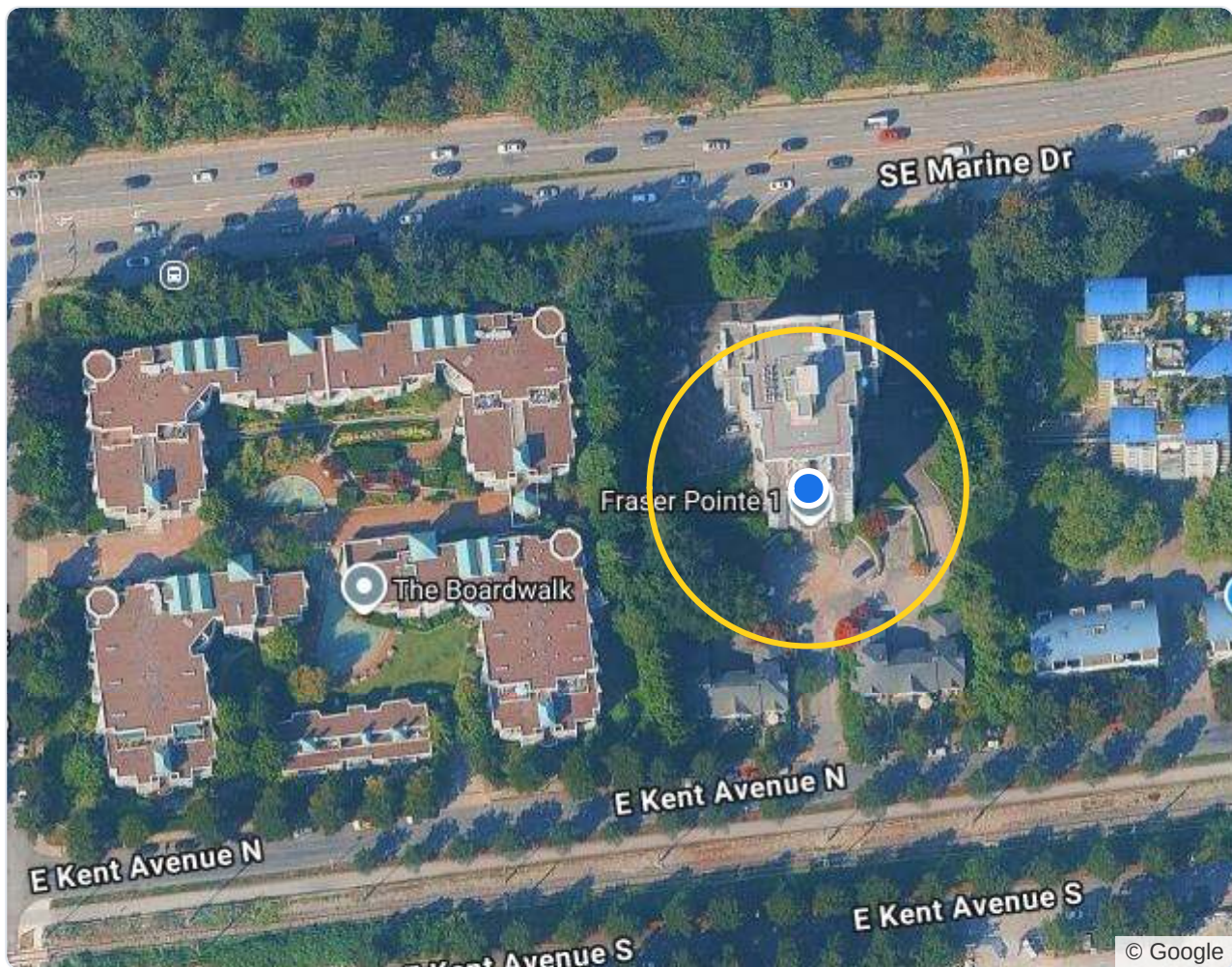
Amenities & Features

- ✓ In Suite Laundry
- ✓ Recreation Center
- ✓ Pool; Indoor
- ✓ Swirlpool/hot Tub

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Recreation Facility
- ✓ Garbage Pickup
- ✓ Management

Location



Les Twarog

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