

AVONDALE - 308 14TH BUILDING

308 EAST 14th St. · North Vancouver, BC V7L 2N6 · Central Lonsdale



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2 FOR SALE
FROM \$660,000

5 SOLD · 12 MO
\$680,000–\$1,373,000



Unit Mix

1 Bedroom

10 units
649 – 743 sf
from \$500,000

2 Bedroom

18 units
773 – 1,136 sf
from \$667,500

3 Bedroom

12 units
1,334 – 1,880 sf
from \$999,000

4 Bedroom

3 units
1,637 – 1,666 sf
from \$1,160,000

For Sale in Avondale - 308 14th Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,349,000	3 / 3	1501 sf	\$899	319 E 15TH STREET
\$660,000	1 / 1	718 sf	\$919	103 1468 ST. ANDREWS AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,027,000	2 / 2ba	1120 sf	\$917	2026-04-18
\$984,000	2 / 2ba	1023 sf	\$962	2026-03-20
\$1,373,000	3 / 3ba	1880 sf	\$730	2026-03-03
\$1,025,000	2 / 2ba	1136 sf	\$902	2026-02-24

Value & Financing

Price Positioning

\$909 /sq ft

Active listings here average **\$909/sf** vs **\$987/sf** across Central Lonsdale.

8% below area average

Mortgage Snapshot

\$3,161 /mo

Entry price (from) **\$660,000**

20% down payment **\$132,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2008	LEVELS 3	SUITES 79	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN BCS2710	DEVELOPER Palladium

Overview

Avondale - 308 East 14th Street, North Vancouver V7L 3L5, BCS2710 - Conveniently situated in Central Lonsdale - walking distance to Lionsgate Hospital, Queensbury Elementary School, Safeway, coffee shops, medical and dental centres, banks, an abundance of shopping, Mahon and Grand Boulevard parks. Lonsdale Quay Market and Grouse Mountain are 10 minutes away. There are many excellent restaurants close-by to choose from including Nando's, Cheshire Cheese Restaurant, Mosquito Creek Bar and Grill, Palki Best Indian Cuisine and Manjo Japan Restaurant.

Direct access to public transport provides access to the beautiful Northshore's recreational activities, parks and sights such as Capilano Suspension Bridge and Lynn Canyon.

Built in 2008, Avondale offers contemporary living in this 44-townhome and 35-condo complex featuring quality-built town homes ranging in size from 1134sq ft. to 1873sq ft. and condos ranging from 654sq ft. to 1116sq ft. Units have been beautifully finished with 9ft. ceilings, large gourmet kitchens with granite countertops, bathrooms with walk-in showers and soaker tubs, spacious family rooms and private patios and decks. Features include radiant heating, cosy fireplaces, vaulted ceiling in master bedrooms, walk-in closets, pre-wired media outlets and secure parking. Maintenance fees include garbage pickup, gardening, gas, hot water and management.

Avondale is conveniently located central to shopping, entertainment, schools and recreation activities - be a part of this family-oriented neighbourhood today!

Amenities & Features

- | | |
|--------------|--------------------|
| ✓ Bike Room | ✓ In Suite Laundry |
| ✓ Playground | ✓ Storage |

Maintenance Fees Include

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

Location



Les Twarog

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