

BUILDING BROCHURE

NEW WATER - 3133 RIVERWALK BUILDING

3133 Riverwalk Ave. · Vancouver, BC V5S 0A8 · Fraserview VE





4 FOR SALE
FROM \$488,800

4 SOLD · 12 MO
\$518,000–\$785,000



Unit Mix

1 Bedroom

16 units
653 – 816 sf
from \$488,800

2 Bedroom

48 units
832 – 1,198 sf
from \$642,000

3 Bedroom

1 unit
1,134 – 1,134 sf
from \$825,000

For Sale in New Water - 3133 Riverwalk Building & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$814,999	2 / 2	945 sf	\$862	412 3163 RIVERWALK AVENUE
\$715,000	2 / 2	874 sf	\$818	102 3163 RIVERWALK AVENUE
\$579,900	1 / 1	724 sf	\$801	422 3133 RIVERWALK AVENUE
\$488,800	1 / 1	666 sf	\$734	220 3163 RIVERWALK AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$518,000	1 / 1ba	666 sf	\$778	2026-07-23
\$685,000	2 / 2ba	864 sf	\$793	2026-01-21
\$785,000	2 / 2ba	1108 sf	\$708	2025-12-11
\$710,000	2 / 2ba	872 sf	\$814	2025-09-23

Value & Financing

Price Positioning

Mortgage Snapshot

\$804 /sq ft

Active listings here average **\$804/sf** vs **\$805/sf** across Fraserview VE.

In line with the area

\$2,341 /mo

Entry price (from) **\$488,800**

20% down payment **\$97,760**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT
2013

LEVELS
4

SUITES
157

CONSTRUCTION
Frame - Wood

EXTERIOR
Brick

TITLE TO LAND
Freehold Strata

STRATA PLAN
EPS1214

DEVELOPER
Polygon

MANAGEMENT

Awm Alliance Real Estate Group Ltd.

Overview

New Water - 3133 Riverwalk Avenue, Vancouver, BC V5S 0A7, Canada. Strata Plan Number BCP46918, 4 levels, 86 units, built in 2013. Maintenance fees include garbage pickup, gardening, gas, heat, hot water, management and snow removal. Features/Amenities include elevator, exercise centre, garden, in-suite laundry, playground and storage. Nearest crossroads are Kerr Street and Riverwalk Avenue.

Parkland has partnered with BC home builder Polygon Homes to start work on the New Water residential buildings at River District. Formerly known as East Fraserlands, now Parkland Homes is reconnecting Vancouverites with their city's last great waterfront experience -- River District Vancouver. This is a naturally beautiful setting for recreation, dining, watching wildlife, walking, cycling, picnicking.

Other building in complex: [New Water](#) - 3163 Riverwalk AVENUE

Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Garden
- ✓ Playground

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gas
- ✓ Hot Water
- ✓ Snow Removal
- ✓ Gardening
- ✓ Heat
- ✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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scan or call