

TRAILS EDGE - 3150 SUNNYHURST BUILDING

3150 Sunnyhurst Rd. · North Vancouver, BC V7K 2G3 · Lynn Valley



Scan to view online



1 FOR SALE
FROM \$1,299,000

1 SOLD · 12 MO
\$1,329,700–\$1,329,700



Unit Mix

3 Bedroom

6 units

1,478 – 1,570 sf

from \$1,299,000

For Sale in Trails Edge - 3150 Sunnyhurst Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,299,000	3 / 3	1509 sf	\$861	15 3150 SUNNYHURST ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,329,700	3 / 3ba	1508 sf	\$882	2026-01-06
\$1,450,000	3 / 3ba	1567 sf	\$925	2024-11-25
\$1,475,000	3 / 3ba	1478 sf	\$998	2023-11-20
\$1,436,900	3 / 3ba	1570 sf	\$915	2022-04-25

Value & Financing

Price Positioning

\$861 /sq ft

Active listings here average **\$861/sf** vs **\$889/sf** across Lynn Valley.

3% below area average

Mortgage Snapshot

\$6,221 /mo

Entry price (from)	\$1,299,000
20% down payment	\$259,800
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2006	LEVELS 3	SUITES 16	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN BCS1785	MANAGEMENT Strataco Management Ltd.

Overview

Trail's Edge 3150 Sunnyhurst Rd, North Vancouver, BC V7K 2G3, Canada BCS1785. Trail's Edge is located on Sunnyhurst Road and Harold Road in the convenient neighbourhood of Lynn Valley, North Vancouver. Built in 2006, Trail's Edge offers 16 homes that are well maintained and professionally managed by Strata West: 604-904-9595. Maintenance fees include garbage pickup, gardening, and management. Features of Trail's Edge include a garden, in suite laundry, and storage. Trail's Edge allows rentals, and allows 2 pets with restrictions.

This is a prime location just minutes away from North Vancouver District Public Library, Zellers, Safeway, The Black Bear Pub, and Lynn Valley Shopping Centre. It is also close to Lynn Canyon which has a suspension bridge, an ecology centre, and many hiking trails both short and long. It is also close to the Karen Magnusson Rec. Centre which has a large swimming pool, and an ice rink. Transit and major routes are close by and within walking distance.

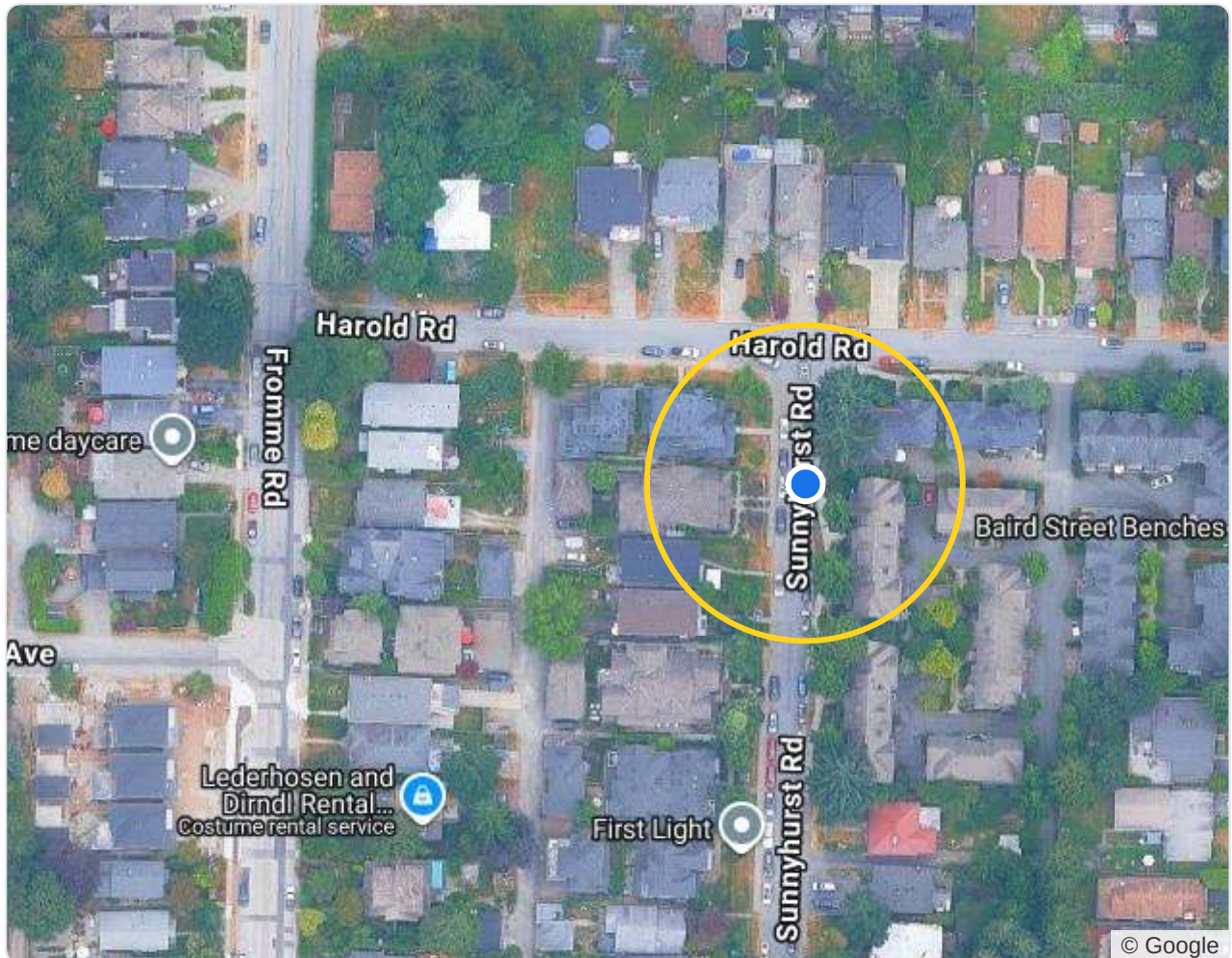
Amenities & Features

- ✓ Garden
- ✓ In Suite Laundry
- ✓ Storage

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management

Location





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RE/MAX Crest Realty · BC Condos & Homes Team

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