

BUILDING BROCHURE

AVONDALE - 318 14TH BUILDING

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



2 FOR SALE
FROM \$660,000

5 SOLD · 12 MO
\$680,000-\$1,373,000


12-MO SOLD TREND
68.4

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
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For Sale in Avondale – 318 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 \$977/sf across Central Lonsdale. 7% below area average	Mortgage Snapshot \$3,161 /mo Entry price (from) \$660,000 20% down payment \$132,000 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 2008	LEVELS 3	SUITES 79	CONSTRUCTION Concrete Frame
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN BCS2710	DEVELOPER Palladium

Overview

Avondale - 318 East 14th Street, North Vancouver, BC V7L 2N6, Canada. Strata plan number BCS2710. Crossroads are St. Andrews Avenue and Ridgeway Avenue. It features 8, 2-storey + basement townhomes. Completed in 2008. Developed by Palladium. Maintenance fees includes Caretaker, Gardening, Garbage Pickup, Gas, Hot Water, Management, Recreation Facility and Snow Removal.

The closest parks are Greenwood Park, Lonsdale/Centennial Skatepark, Confederation Artificial Turf and Victoria Park. Nearby school include Queen Mary Elementary School, Sutherland High School, Queensbury Elementary, Queen Mary Elementary School, St. Edmund's Elementary School, Youth Learning Centre, Ridgeway Elementary and Brooksbank Elementary. The closest grocery stores are Safeway, Save-on-Foods, Extra Foods - North Vancouver and Yaas Bazaar.

Additional address: 310 E 14TH ST, 312 E 14TH ST, 314 E 14TH ST, 316 E 14TH ST, 320 E 14TH ST, 322 E 14TH ST, 324 E 14TH ST

Amenities & Features

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

Maintenance Fees Include

- | | |
|-----------------------|------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Gas |
| ✓ Hot Water | ✓ Management |
| ✓ Recreation Facility | ✓ Snow Removal |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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Book a Viewing
scan or call