

BUILDING BROCHURE

WINCHELSEA - 3183 ESMOND BUILDING

3183 Esmond Ave. · Burnaby, BC V5G 1E3 · Central BN



5 FOR SALE
FROM \$450,000

5 SOLD · 12 MO
\$445,000–\$623,000


12-MO SOLD TREND
-14

Unit Mix

1 Bedroom

32 units
712 – 829 sf
from \$415,000

2 Bedroom

21 units
918 – 1,287 sf
from \$505,000

For Sale in Winchelsea - 3183 Esmond Building & Complex

5 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$559,000	2 / 2	952 sf	\$587	207 3738 NORFOLK STREET
\$480,000	1 / 1	768 sf	\$625	304 3183 ESMOND AVENUE
\$475,000	1 / 1	729 sf	\$652	409 3738 NORFOLK STREET
\$470,000	1 / 1	766 sf	\$614	314 3183 ESMOND AVENUE
\$450,000	1 / 1	767 sf	\$587	101 3733 NORFOLK STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$460,000	1 / 1ba	718 sf	\$641	2026-06-01
\$445,000	1 / 1ba	765 sf	\$582	2026-04-27
\$580,000	2 / 2ba	937 sf	\$619	2026-04-18
\$575,000	2 / 2ba	937 sf	\$614	2026-03-06

Value & Financing

Price Positioning

\$613 /sq ft

Active listings here average **\$613/sf** vs **\$991/sf** across Central BN.

38% below area average

Mortgage Snapshot

\$2,155 /mo

Entry price (from) **\$450,000**

20% down payment **\$90,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT
1994

LEVELS
4

SUITES
160

CONSTRUCTION
Frame - Wood

EXTERIOR
Vinyl

TITLE TO LAND
Freehold Strata

STRATA PLAN
LMS1035

MANAGEMENT
**Ascent Real
Estate
Management
Corporation**

Overview

Winchelsea - 3183 Esmond Avenue, Burnaby, BC V5G 1E3, Canada. Strata Plan LMS1035 - located in Central area of Burnaby North, near the crossroads Boundary Road and Canada Way. The Winchelsea is steps to Broadview Park and Avondale Park, Carilton Hospital, Grand Villa Casino, Falaise Park and Playground, Happy Corner pre-school and Renfrew Community Elementary. Blue Castle Games, Costco, Fedex World Service Centre, Walmart, Canadian Tire, Canadian Superstore, Sprott-Shaw Community College and Burnaby hospital are close to the complex. Burnaby Palace, Manora's Taverna, Earls, cactus Club, Charlie's Chocolate Factory, Wendy's Restaurant and Boston Pizza are the restaurants in the neighbourhood. The bus stops are steps away. The complex has an easy access to Trans-Canada Hwy1. The Rupert skytrain station and Gilmore skytrain station are close by. The Winchelsea was built in 1994. It has a frame-wood construction. It is part of a three building project by Adera. The other Winchelsea buildings are at 3738 Norfolk Street and 3733 Norfolk Street. A beautiful little fountain greets you in the courtyard between the 3733 Norfolk and 3738 Norfolk buildings. With no highrise buildings in the area, views from the suites can be spectacular, especially to the west and north. Pets are allowed in this complex. Rentals are permitted. Most homes offer in-suite laundry, open living and dining areas, cozy fireplace, storage locker and laminate floors. Some units have stainless steel appliances, marble floors and granite countertops.

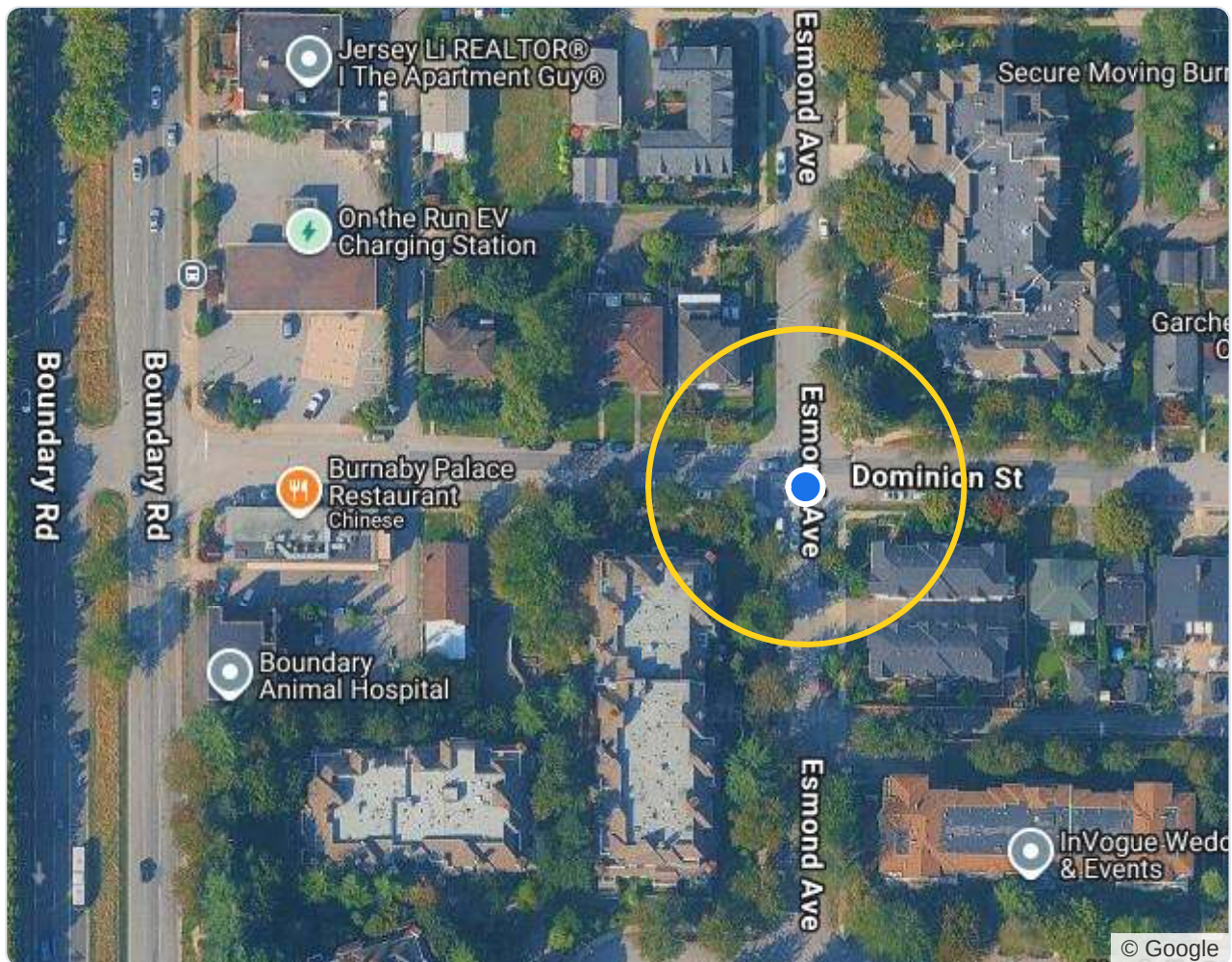
Amenities & Features

- ✓ Elevator
- ✓ Storage
- ✓ In Suite Laundry
- ✓ Wheelchair Access

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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Book a Viewing
scan or call