

BUILDING BROCHURE

AVONDALE - 323 15TH BUILDING

323 EAST 15th St. · North Vancouver, BC V7L 2R6 · Central Lonsdale



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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 - 323 15th 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 **\$984/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
MANAGEMENT Stratawest Management Ltd.			

Overview

Avondale - 323 East 15th Street, North Vancouver, BC V7L 2N6, Canada. Strata plan number BCS2710. Crossroads are St. Andrews Avenue and Ridgeway Avenue. It features 12, 3-storey townhomes. Completed in 2008. Developed by Palladium. Maintenance fees includes Gardening, Garbage Pickup, Gas, Heat, Hot Water and Management

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: 309 E 15TH ST, 311 E 15TH ST, 313 E 15TH ST, 315 E 15TH ST, 317 E 15TH ST, 319 E 15TH ST, 321 E 15TH ST, 325 E 15TH ST, 327 E 15TH ST, 329 E 15TH ST, 331 E 15TH ST

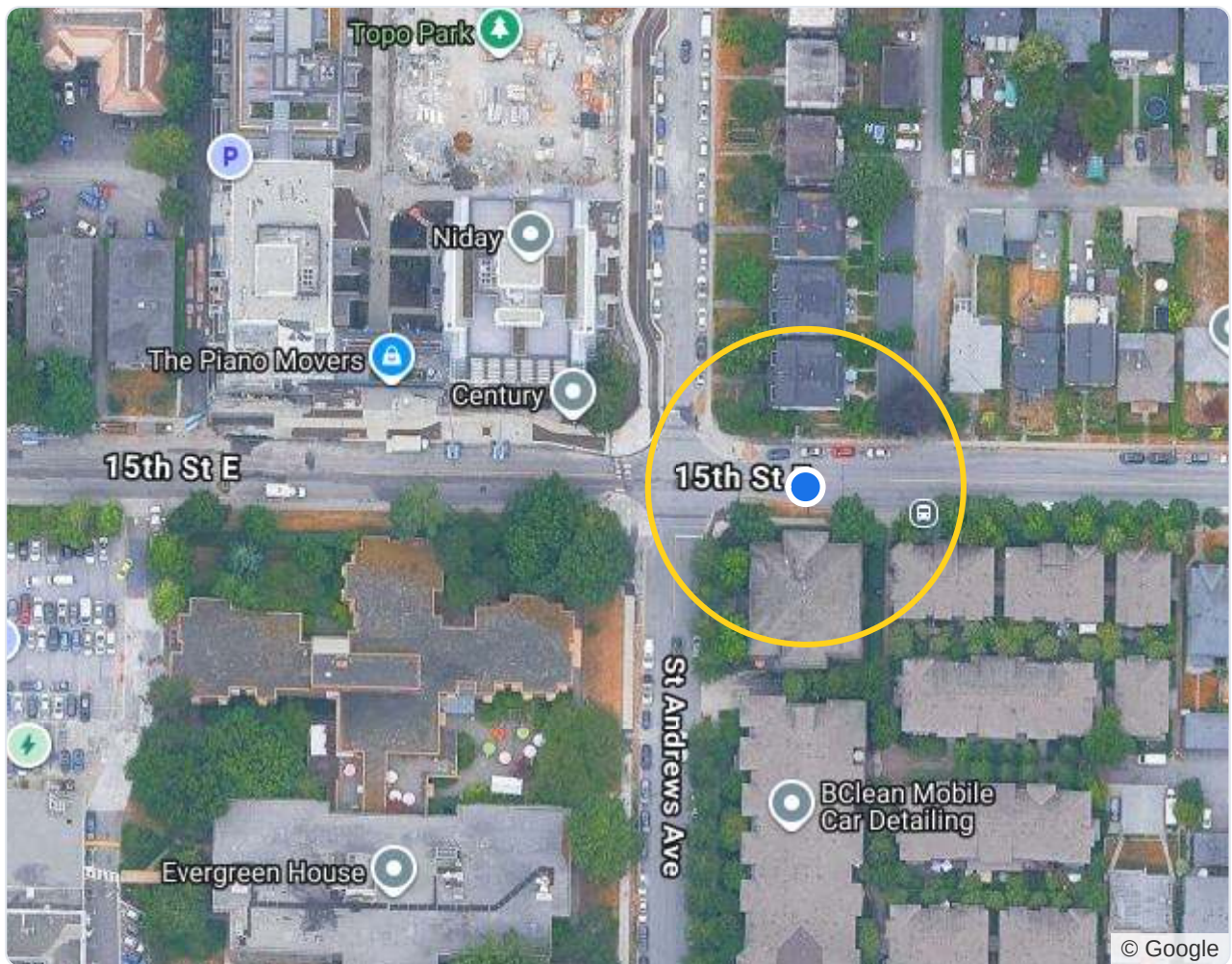
Amenities & Features

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

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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