

BUILDING BROCHURE

MISSION

32752 4th Ave. · Mission, BC V2V 1R4 · Mission BC



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1 FOR SALE
FROM \$549,000

1 SOLD · 12 MO
\$525,000–\$525,000



Unit Mix

2 Bedroom

1 unit
1,329 – 1,329 sf
from \$550,000

3 Bedroom

6 units
1,228 – 1,418 sf
from \$500,000

For Sale in Mission & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$549,000	3 / 2	1418 sf	\$387	7 32752 4TH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$525,000	3 / 2ba	1300 sf	\$404	2026-01-25
\$550,000	2 / 2ba	1329 sf	\$414	2025-03-09
\$500,000	3 / 2ba	1367 sf	\$366	2023-09-10
\$540,000	3 / 2ba	1418 sf	\$381	2023-05-06

Value & Financing

Price Positioning

\$387 /sq ft

Active listings here average **\$387/sf** vs **\$472/sf** across Mission BC.

18% below area average

Mortgage Snapshot

\$2,629 /mo

Entry price (from)	\$549,000
20% down payment	\$109,800
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1988	LEVELS 2	SUITES 18	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN NWS2902	MANAGEMENT Alliance Real Estate Group Inc

Overview

Woodrose Estates 32752 4th Ave, Mission, BC V2V 1R4, NWS2902, 2 levels, 13 town homes. Woodrose Estates located on 4th Avenue and Cedar Street in a convenient neighbourhood of Mission. Built in 1988, Woodrose Estates is a Mature adult 45+ townhome complex offering 13 townhomes. Two-level floor plans with master bedrooms on the main floor and your own garage. Maintenance fees include garbage pickup, gardening, and management.

This is a prime location just minutes away from ABC Country, Mission Springs Pub, Shopper's Drug Mart, Silvercity Cinema, and Safeway. Just blocks to Lougheed Hwy and West Coast Express for

connections to all Greater Vancouver destinations.

Woodrose Estates has a 45+ age restriction, allows 2 pets with restrictions, and does not allow rentals.

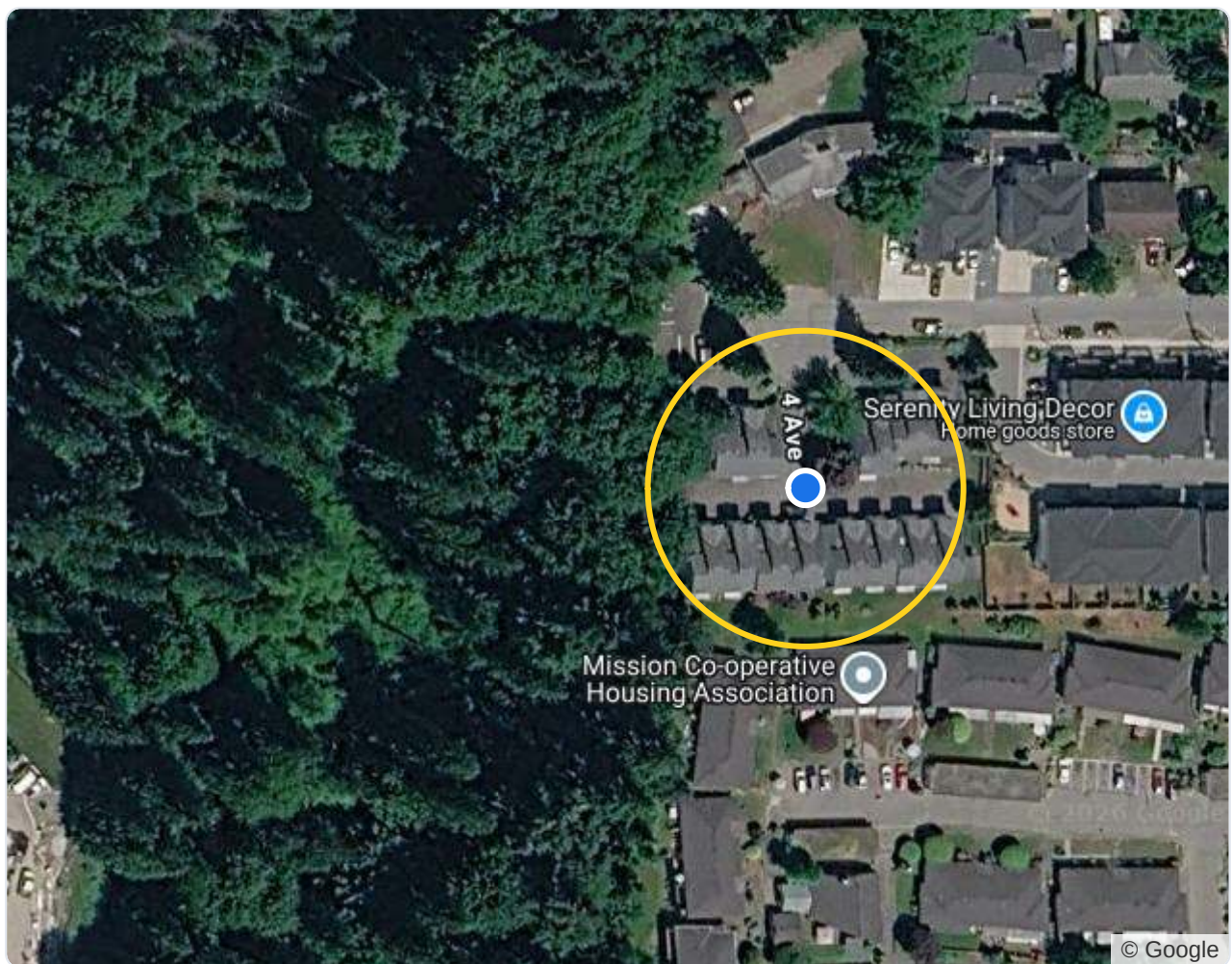
Amenities & Features

✓ None

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Snow Removal
- ✓ Garbage Pickup
- ✓ Management

Location



Les Twarog

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