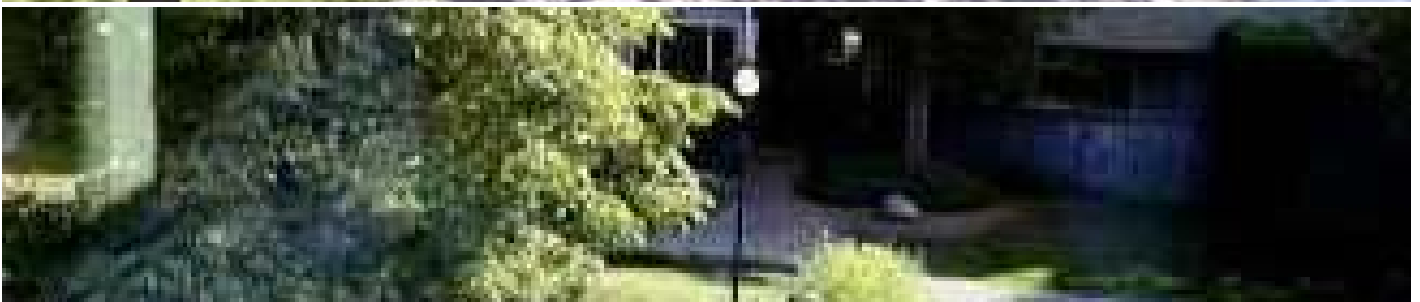


BUILDING BROCHURE

CHAMPLAIN RIDGE - 3364 MARQUETTE BUILDING

3364 Marquette Cres. · Vancouver, BC V5S 4K4 · Champlain Heights



3 FOR SALE
FROM \$579,900

12-MO SOLD TREND
23.1

Unit Mix

2 Bedroom

8 units
1,029 – 1,231 sf
from \$470,000

3 Bedroom

12 units
1,174 – 1,403 sf
from \$540,000

For Sale in Champlain Ridge - 3364 Marquette Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$835,000	3 / 3	1403 sf	\$595	3340 MARQUETTE CRESCENT
\$759,900	3 / 3	1296 sf	\$586	3380 MARQUETTE CRESCENT
\$579,900	3 / 2	1207 sf	\$480	3321 MARQUETTE CRESCENT

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$683,000	2 / 2ba	1217 sf	\$561	2024-11-19
\$675,000	3 / 2ba	1174 sf	\$575	2024-04-12
\$670,000	2 / 2ba	1231 sf	\$544	2024-03-30
\$870,000	3 / 3ba	1310 sf	\$664	2024-03-26

Value & Financing

Price Positioning

\$554 /sq ft

Active listings here average **\$554/sf** vs **\$879/sf** across Champlain Heights.

37% below area average

Mortgage Snapshot

\$2,777 /mo

Entry price (from)	\$579,900
20% down payment	\$115,980
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1982	LEVELS 4	SUITES 75	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Leasehold Prepaid-strata	STRATA PLAN VAS1241	MANAGEMENT Urban Properties Ltd.

Overview

Champlain Ridge - 3364 Marquette Crescent, Vancouver, BC V5S 4K6, VAS1241 - located in Champlain Heights area of East Vancouver, near the crossroads Marquette Crescent and Champlain Cr. The Champlain Ridge is only steps to Everett Crowley Park and Champlain Heights Park with its Tennis Courts, Community Centre and a Playground. Drug Store Pharmacy - Extra Food, Christian Korean Language School Society, Captain Cook Park, Gingerbread House

Daycare, Captain James Cook Elementary, Ecole Anne Hebert Elementary, Kopernik Lodge, Fraserview Golf Course and Champlain Market are in the neighbourhood. You can enjoy your favorite coffee at Starbucks or have your dinner at 54th Avenue Cafe that are within minutes from the complex. The bus stops at your door. Patterson Skytrain Station is a couple of blocks from the Aspen Wood. The complex has an easy access to Trans-Canada Hwy1 that makes it easy to commute. The Champlain Ridge was built in 1982. It has frame-wood construction and wood exterior finishing. The complex features 75 units with 10 condo units at 8025 Champlain Cr., 18 townhouse units at 8001-8021 and 8027 - 8051 Champlain Cr., 15 condo units at 3364 Marquette Cr. 32 townhouse units at 3321-3362, 3366-3388 Marquette. Pets are allowed. Rentals are permitted. The features are garden, in-suite laundry and elevator. Most homes offer vaulted ceilings, fireplace and spacious rooms.

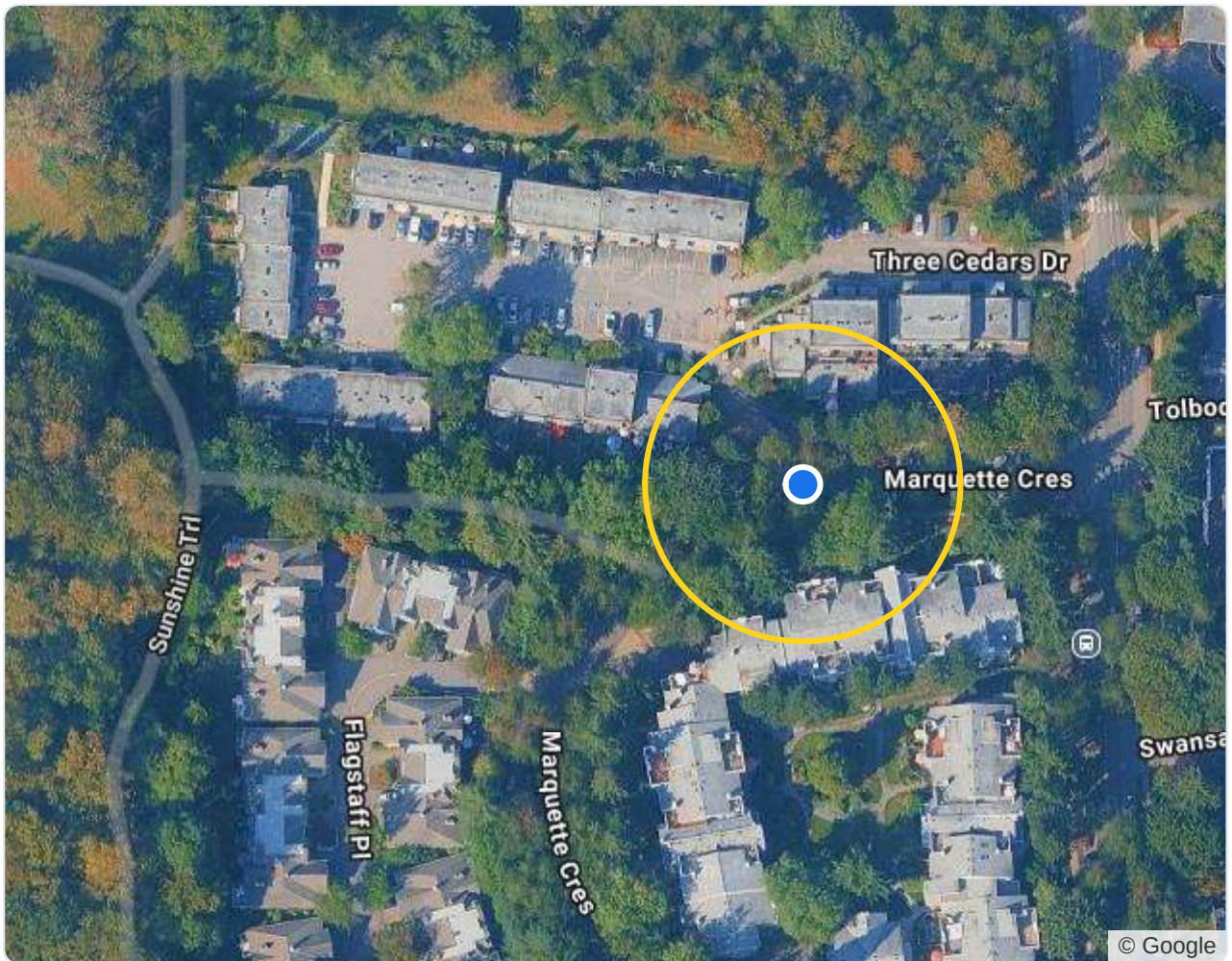
Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



Book a Viewing
scan or call