

BUILDING BROCHURE

# PARK PLACE - 3413 49TH BUILDING

3413 EAST 49th Ave. · Vancouver, BC V5S 1M1 · Killarney VE



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**1** FOR SALE  
FROM \$749,888

**4** SOLD · 12 MO  
\$670,000–\$840,000

12-MO SOLD TREND  
-18.7

## Unit Mix

### 3 Bedroom

10 units  
900 – 1,434 sf  
**from \$568,000**

### 4 Bedroom

14 units  
1,370 – 1,681 sf  
**from \$712,000**

### 5 Bedroom

3 units  
1,624 – 1,634 sf  
**from \$810,000**

## For Sale in Park Place - 3413 49th Building & Complex

1 currently active

| ASKING           | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS        |
|------------------|--------------|---------|-------|-----------------------|
| <b>\$749,888</b> | 4 / 1        | 1412 sf | \$531 | 88 3441 E 49TH AVENUE |

## Recently Sold in this Building

| SOLD PRICE       | BEDS    | SIZE    | \$/SF | DATE       |
|------------------|---------|---------|-------|------------|
| <b>\$670,000</b> | 3 / 1ba | 1411 sf | \$475 | 2026-07-11 |
| <b>\$756,500</b> | 4 / 2ba | 1380 sf | \$548 | 2026-04-30 |
| <b>\$785,000</b> | 4 / 2ba | 1370 sf | \$573 | 2026-03-17 |
| <b>\$840,000</b> | 4 / 2ba | 1681 sf | \$500 | 2026-02-20 |

## Value & Financing

### Price Positioning

**\$531** /sq ft

Active listings here average **\$531/sf** vs **\$908/sf** across Killarney VE.

**42% below area average**

### Mortgage Snapshot

**\$3,591** /mo

Entry price (from) **\$749,888**

20% down payment **\$149,978**

Rate / amortization **5.24% · 25 yr**

|                           |                                         |                             |                                                    |
|---------------------------|-----------------------------------------|-----------------------------|----------------------------------------------------|
| YEAR BUILT<br><b>1972</b> | LEVELS<br><b>3</b>                      | SUITES<br><b>150</b>        | CONSTRUCTION<br><b>Frame - Wood</b>                |
| EXTERIOR<br><b>Vinyl</b>  | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>VAS53</b> | MANAGEMENT<br><b>Wynford Strata<br/>Management</b> |

## Overview

Park Place - 3413 East 49th Avenue, Vancouver, BC V5S 1M3, Canada. Strata plan number VAS53. Crossroads are East 49th Avenue and Arlington Street. This development features 150, 2-storey + basement townhomes. Completed in 1972. Maintenance fees include caretaker, garbage pickup, gardening, management, and snow removal.

Nearby parks are Central Park, Sparwood Park, Captain Cook Park, and Champlain Heights Park. Schools nearby are Champlain Heights Elementary School, Champlain Heights Annex, Captain James Cook Elementary School, DR H N Maccorkindale Elementary, Killarney Secondary School, and Maywood Community School. Grocery stores and supermarkets nearby are Kerr Street Your Independent Grocer, Safeway, Africana General Market, Consumer's Produce, Killarney Market, and Long Nan Dum Sum Food Co. Short drive to Ocean View Funeral Home and Burial Park, Central Park Pitch & Putt, Vancouver Public Library, Champlain Heights Branch, and Champlain Heights Community Centre.

Other buildings in complex: 3433 E 49TH AV, 3457 E 49TH AV, 3477 E 49TH AV, 3461 E 49TH AV, 3465 E 49TH AV, 3469 E 49TH AV, 3473 E 49TH AV, 3453 E 49TH AV, 3441 E 49TH AV, 3445 E 49TH AV, 3449 E 49TH AV, 3437 E 49TH AV, 3429 E 49TH AV, 3413 E 49TH AV, 3417 E 49TH AV, 3421 E 49TH AV, 3425 E 49TH AV, 3405 E 49TH AV

## Amenities & Features

- ✓ Club House
- ✓ In Suite Laundry
- ✓ Playground

## Maintenance Fees Include

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

## Location



## Neighbourhood & Walkability — Killarney VE



**Very Walkable — many errands on foot**

16 dining 3 groceries 36 transit 9 parks 1 schools  
within a 10-minute walk (~800 m)

Balkan Bakery — 9 min walk  
 Little Oak Montessori — 40 m

Sparwood Park — 6 min walk

\*Walkability estimated from nearby amenities (OpenStreetMap). Full Walk Score® at [walkscore.com](https://www.walkscore.com).



**Les Twarog**

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