

BUILDING BROCHURE

PARK PLACE - 3425 49TH BUILDING

3425 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 - 3425 49th Building & Complex

1 currently active

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

Recently Sold in this Building

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

Value & Financing

Price Positioning

\$531 /sq ft

Active listings here average **\$531/sf** vs **\$906/sf** across Killarney VE.

41% 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 1972	LEVELS 3	SUITES 150	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN VAS53	MANAGEMENT Wynford Strata Management

Overview

Park Place - 3425 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
- ✓ Garden
- ✓ In Suite Laundry

Maintenance Fees Include

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

Location



Les Twarog

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