

BUILDING BROCHURE

AVALON

3480 Yardley Ave. · Vancouver, BC V5R 6B1 · Collingwood VE



Scan to view online



2 SOLD · 12 MO
\$385,000–\$565,000

12-MO SOLD TREND
-11.2

Unit Mix

Studio 3 units 341 – 381 sf from \$295,000	1 Bedroom 4 units 523 – 543 sf from \$365,000	2 Bedroom 12 units 711 – 773 sf from \$510,000
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Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$385,000	1 / 1ba	543 sf	\$709	2026-04-30
\$565,000	2 / 2ba	718 sf	\$787	2026-04-14
\$620,000	2 / 1ba	753 sf	\$823	2025-01-21
\$380,000	— / 1ba	341 sf	\$1,114	2024-03-11

YEAR BUILT 1992	LEVELS 4	SUITES 47	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN LMS784	MANAGEMENT Aa Property Management Ltd.

Overview

Avalon - 3480 Yardley Avenue, Vancouver, BC V5R 6B1, LMS784 - located in Collingwood area of East Vancouver, at the crossroads Yardley Avenue and McGeer Street. Walk to Joyce Skytrain station and downtown Vancouver is only 20 minutes away by train. Walk your pets in the beautiful courtyard and landscaped garden and parks. Avalon ia walking distance to Joyce Grocery, Vanness Mart, Hair Salons, Joyce Way food Market, Dollar Store, Gaston Park with playground and school and Melbourne Park with its playground. There are a lot of restaurants in the neighbourhood such as Shiosai Sushi, Cucina Manila, Super Great Pizza, Joyce BBQ and Bamboo Cafe. Metrotown within a short drive (one skytrain station away). Slocan Park and Renfrew Ravine Park, John Norquay Elementary, Windermere Community Secondary, Duke Childcare Centre, Fountain Tire and Norquay Park with its great playground are close to the development. Avalon was built in 1993. It has frame-wood construction and mixed exterior finishing. There are 47 units in development and in strata. This four-level complex is pets and rentals friendly. The features are functional floor plans, gourmet kitchen, secured underground parking, storage locker, wheelchair access, garden, playground, in-suite laundry. Most homes offer laminate floors, patio, crown moulding and a balcony. The building has been fully rainscreen in 2008 and still has balance of the 10 year warranty.

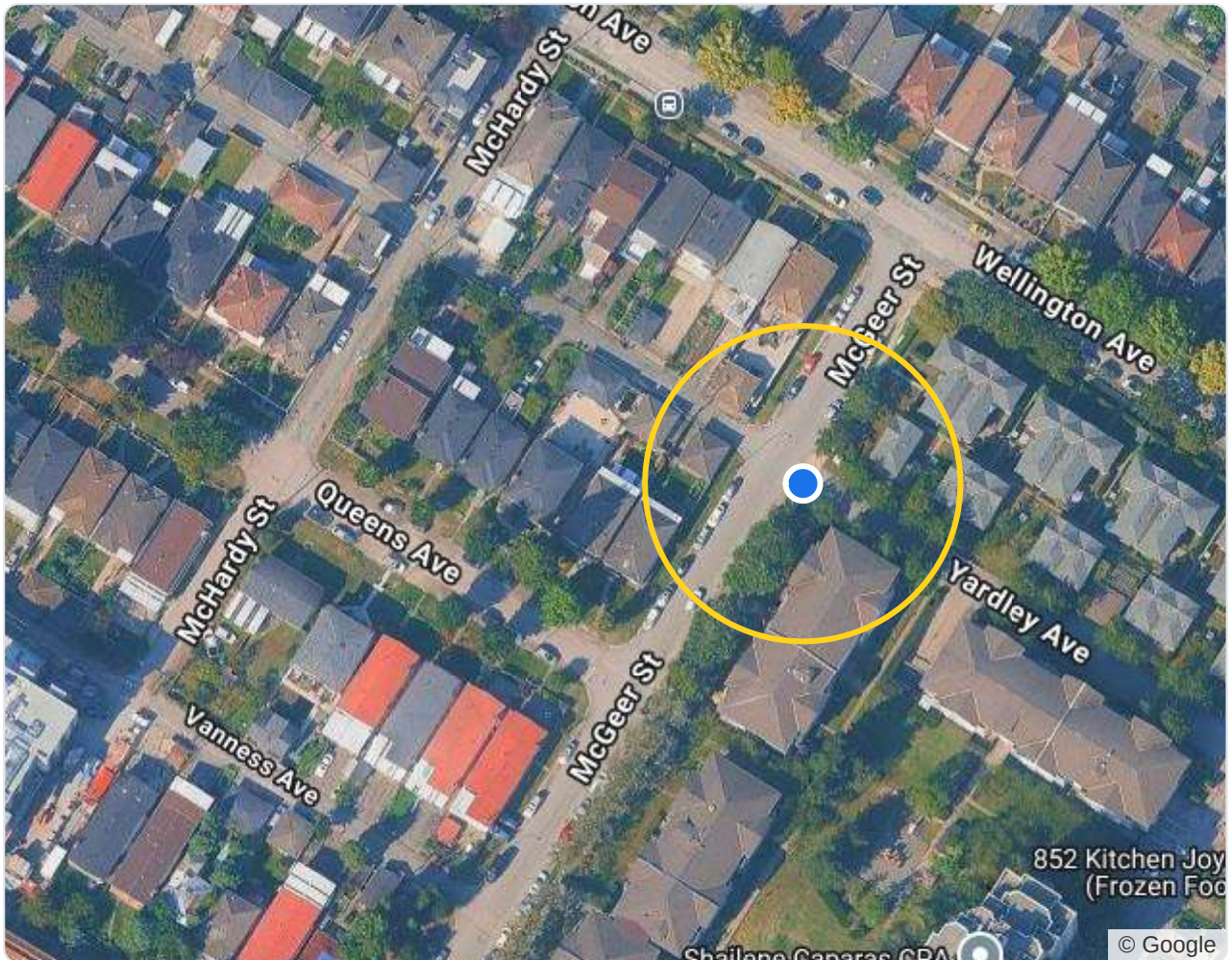
Amenities & Features

- ✓ Shared Laundry
- ✓ Wheelchair Access

Maintenance Fees Include

- ✓ Gardening
- ✓ Hot Water
- ✓ Management

Location



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