

BUILDING BROCHURE

# PRINCE ALBERT VILLAS

3755 Albert St. · Burnaby, BC V5C 2C6 · Vancouver Heights



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**1** FOR SALE  
FROM \$599,000



## Unit Mix

### 1 Bedroom

6 units  
556 – 777 sf  
from \$465,000

### 2 Bedroom

3 units  
1,211 – 1,244 sf  
from \$750,000

## For Sale in Prince Albert Villas & Complex

1 currently active

| ASKING    | BEDS / BATHS | SIZE   | \$/SF | UNIT / ADDRESS         |
|-----------|--------------|--------|-------|------------------------|
| \$599,000 | 1 / 1        | 731 sf | \$819 | 104 3755 ALBERT STREET |

## Recently Sold in this Building

| SOLD PRICE | BEDS    | SIZE   | \$/SF | DATE       |
|------------|---------|--------|-------|------------|
| \$624,000  | 1 / 1ba | 702 sf | \$889 | 2025-06-23 |
| \$479,000  | 1 / 1ba | 556 sf | \$862 | 2024-05-20 |
| \$576,000  | 1 / 1ba | 761 sf | \$757 | 2024-05-09 |
| \$570,000  | 1 / 1ba | 739 sf | \$771 | 2023-01-16 |

## Value & Financing

### Price Positioning

**\$819** /sq ft

Active listings here average **\$819/sf** vs **\$954/sf** across Vancouver Heights.

14% below area average

### Mortgage Snapshot

**\$2,869** /mo

Entry price (from) **\$599,000**

20% down payment **\$119,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT  
**1994**

LEVELS  
**4**

SUITES  
**24**

CONSTRUCTION  
**Frame - Wood**

EXTERIOR  
**Stucco**

TITLE TO LAND  
**Freehold Strata**

STRATA PLAN  
**LMS1090**

## Overview

Prince Albert Villas - 3755 Albert St, Burnaby, BC V5C 2C6, Canada. Strata plan number LMS1090. Crossroads are Boundary Road and Esmond Avenue. Prince Albert Villas is 4 stories with 24 units. Built in 1994. Maintenance fees includes Caretaker, Garbage Pickup, Gardening and Management.

Nearby parks include Adanac Park, Hastings Park and Burnaby Heights Park

Nearby schools include Sir John Franklin Elementary School and St. Helen's Elementary School.

The closest grocery stores are Heights Meat & Deli The, Grand Western Asia Market and Stop N

Go. Nearby coffee shops include Genius Coffee 'n Espresso Equipment Inc., Mar Y Tierra and Tim

Hortons. Nearby restaurants include La Fontana Cafe, Mi Hacienda and Freschi pizza delivery.

## Amenities & Features

- |                    |                     |
|--------------------|---------------------|
| ✓ Elevator         | ✓ Garden            |
| ✓ In Suite Laundry | ✓ Rooftop Deck      |
| ✓ Storage          | ✓ Wheelchair Access |

## Maintenance Fees Include

- |             |                  |
|-------------|------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Management     |



## Location



**Les Twarog**

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