

BUILDING BROCHURE

AMBLEPATH - 41167 GOVERNMENT BUILDING

41167 Government Rd. · Squamish, BC V8B 0R6 · Garibaldi Estates



1 FOR SALE
FROM \$819,800

2 SOLD · 12 MO
\$815,000–\$895,000


12-MO SOLD TREND
19.3

BC Condos & Homes Team
604-671-7000 | www.VancouverFloorPlans.com



Unit Mix

2 Bedroom

4 units
1,094 – 1,100 sf
from \$750,000

3 Bedroom

3 units
1,309 – 1,316 sf
from \$875,000

For Sale in Amblespath - 41167 Government Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$819,800	2 / 2	1098 sf	\$747	107 40147 GOVERNMENT ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$895,000	3 / 2ba	1309 sf	\$684	2026-06-04
\$815,000	2 / 2ba	1100 sf	\$741	2026-02-08
\$950,000	3 / 2ba	1316 sf	\$722	2025-08-21
\$785,000	2 / 2ba	1094 sf	\$718	2024-04-12

Value & Financing

Price Positioning

\$747 /sq ft

Active listings here average **\$747/sf** vs **\$741/sf** across Garibaldi Estates.

In line with the area

Mortgage Snapshot

\$3,926 /mo

Entry price (from) **\$819,800**

20% down payment **\$163,960**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2008	LEVELS 2	SUITES 20	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN BCS3137	

Overview

Amblespath - 41167 Government Road, Squamish, BC V8B 0R6, Strata Plan No. BCS3137, 2 levels, 20 townhomes, built 2008. Amblespath - 20 units of highly efficiently designed two-level

townhomes situated at Government Road and Mamquam Road in Garibaldi Estates area in Squamish B.C.

These two bedroom stacked townhomes reflect a modern take on Whistler-inspired architecture with heavy timber details, cultured stone and cedar shingle accents. Contemporary interiors showcase open plan layouts, solid bamboo flooring, cozy fireplaces, and gourmet kitchens with Figidaire stainless steel appliances, porcelain floors, in-suite washer and dryer, and lots of cupboards and island seating. Large windows bring in natural light and expansive decks provide extra space for outdoor living. Amblepath also offers on-site daycare, roof top gardens, lushly landscaped courtyard, and secured underground parking.

Adventure is a stone away. Beautiful trails meander through the surrounding mountains, valleys and parkland. Sparkling lakes and rivers abound with recreation options. Squamish Valley Golf and Country Club is within walking distance. Also, Amblepath is minutes away from education, recreation, and urban amenities. Traveling downtown Vancouver is as fast and easy as going to Whistler with Highway 99 .

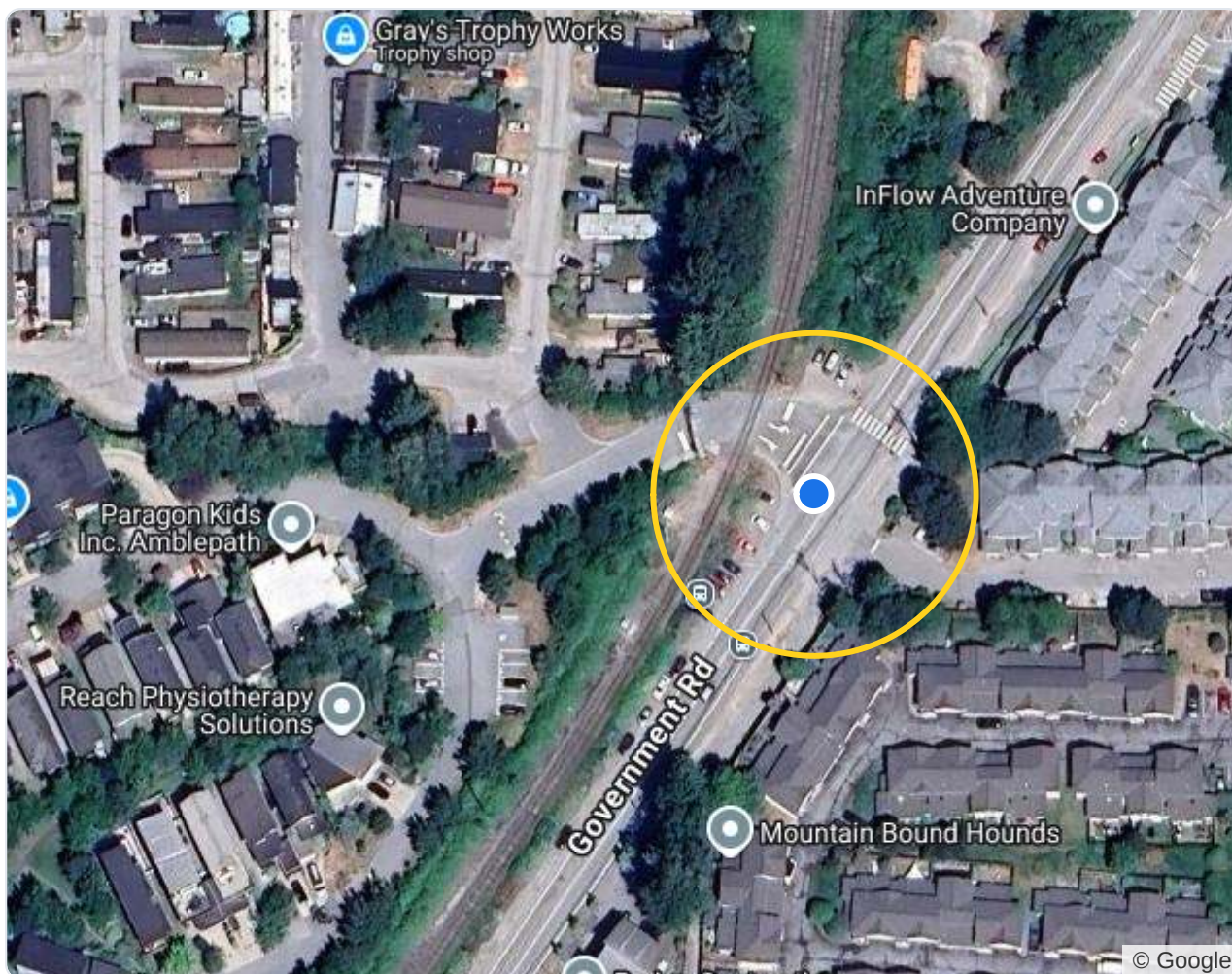
Amenities & Features

- ✓ In Suite Laundry
- ✓ Storage

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management

Location



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RE/MAX Crest Realty · BC Condos & Homes Team

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scan or call