

BUILDING BROCHURE

# EMERALD PLACE - 41449 GOVERNMENT BUILDING

41449 Government Rd. · Brackendale, BC V8B 0G4 · Brackendale



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**2** SOLD · 12 MO  
\$415,000–\$900,000

12-MO SOLD TREND  
15.4

## Unit Mix

### 2 Bedroom

1 unit  
909 – 909 sf  
from \$415,000

### 3 Bedroom

19 units  
1,159 – 1,470 sf  
from \$575,000

## Recently Sold in this Building

| SOLD PRICE | BEDS    | SIZE    | \$/SF | DATE       |
|------------|---------|---------|-------|------------|
| \$900,000  | 3 / 2ba | 1278 sf | \$704 | 2026-03-30 |
| \$415,000  | 2 / 1ba | 909 sf  | \$457 | 2025-10-03 |
| \$894,900  | 3 / 2ba | 1369 sf | \$654 | 2025-07-17 |
| \$875,000  | 3 / 2ba | 1159 sf | \$755 | 2024-08-24 |

|                           |                                         |                              |                                                       |
|---------------------------|-----------------------------------------|------------------------------|-------------------------------------------------------|
| YEAR BUILT<br><b>1993</b> | LEVELS<br><b>2</b>                      | SUITES<br><b>45</b>          | CONSTRUCTION<br><b>Frame - Wood</b>                   |
| EXTERIOR<br><b>Vinyl</b>  | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>LMS892</b> | MANAGEMENT<br><b>Dynamic Property Management Ltd.</b> |

## Overview

Emerald Place - 41449 Government Road, Squamish, BC V8B 0G4, Canada, Strata Plan LMS892, Crossroads are Government Road and and Judd Road located in Squamish. 2 levels, 45 units in the development. Completed 1993. Maintenance fees include gardening and management.

Nearby Schools are Squamish Montessori Elementary School, Brackendale Elementary School, Mamquam Elementary School, Red Barn Montessori Inc., Garibaldi Highlands Elementary School, Coast Mountain Academy School and Ecole Squamish Elementary School. Supermarket and grocery stores nearby are Save-On-Foods, Kitchen Quickies - Fresh Organic Groceteria, Hector's Your Independent Grocer, Nesters Market & Pharmacy and Brakendale General Store. Nearby



Parks include Fishermans Park Squamish River, Brackendale Eagles Provincial Park, Jack's Trail and Alice Lake Provincial Park.

## Amenities & Features

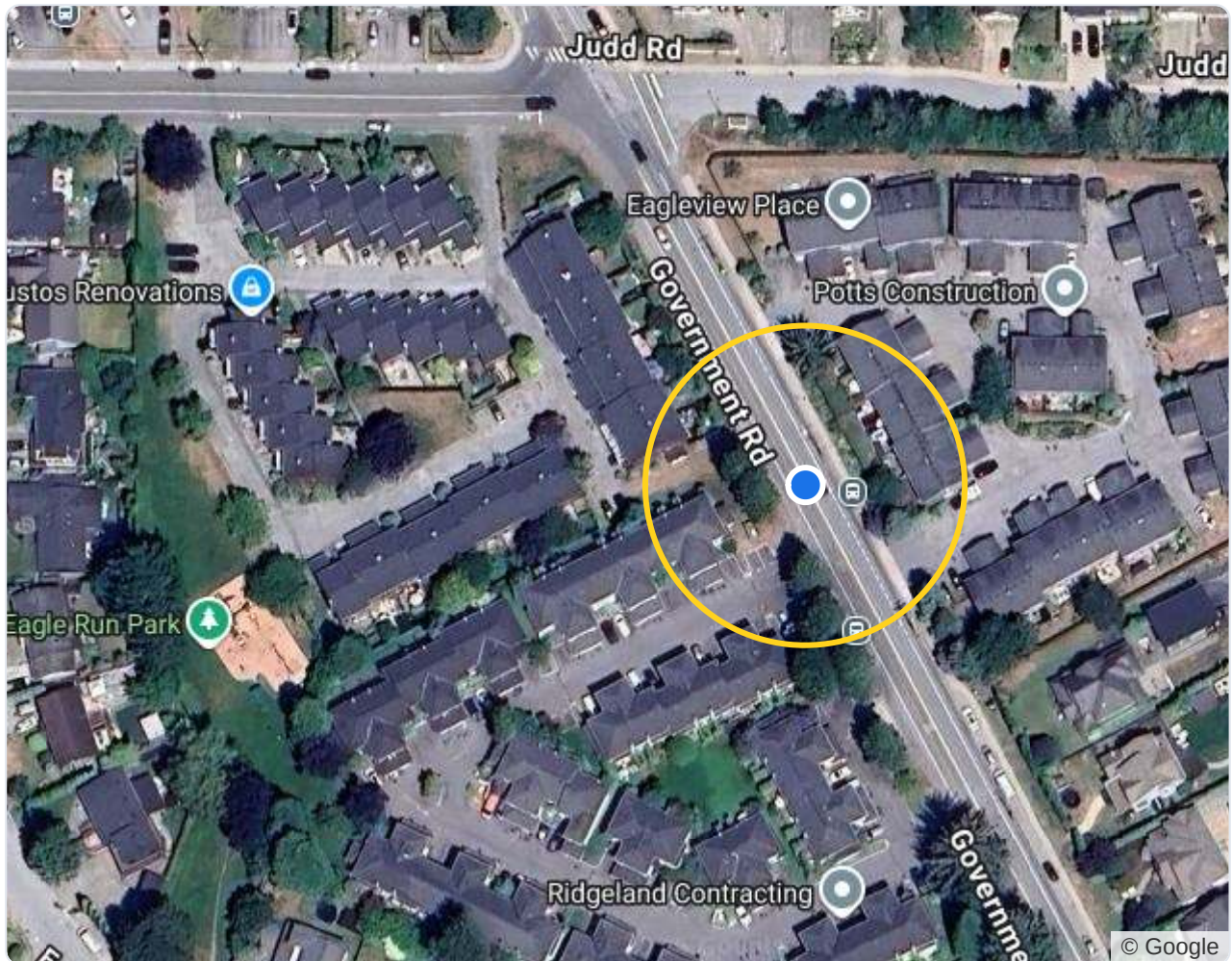
✓ None

## Maintenance Fees Include

✓ Gardening

✓ Management

## Location



**Les Twarog**

RE/MAX Crest Realty · BC Condos & Homes Team

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