

BUILDING BROCHURE

GRACE ESTATE - 4245 ASH BUILDING

4245 Ash St. · Vancouver, BC V5Z 4H8 · Cambie



Scan to view online





Unit Mix

2 Bedroom 3 units 1,225 – 1,738 sf from \$1,300,088	3 Bedroom 4 units 1,763 – 1,818 sf from \$1,640,000
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Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$2,005,000	3 / 3ba	1763 sf	\$1,137	2025-06-04
\$1,965,000	3 / 3ba	1818 sf	\$1,081	2024-06-18
\$1,679,000	2 / 3ba	1738 sf	\$966	2023-09-02
\$1,695,000	2 / 3ba	1719 sf	\$986	2023-04-29

YEAR BUILT 1987	LEVELS 2	SUITES 40	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata		STRATA PLAN VAS1680

Overview

Grace Estate - 4245 Ash Street, Vancouver, BC V5Z 2E3, strata plan VAS1680. Located in Cambie area of Vancouver West, at crossroads of Ash Street and West 26 Avenue. Grace Estate is a townhouse complex that offers 40 units over 2 levels and was built in 1987. Complex features include wheelchair access, storage, parking and fireplace. Grace Estate, is in a great neighborhood, near all amenities Queen Elizabeth Park, Cambie Village, Women's and Children's Hospitals, Eric Hamber School including a Skytrain Station 2 blocks away. Steps to Landmark Hotpot House, Copa Management, Corner 23, Henrys Kitchen, Flying Wedge Cambie, Sabra Kosher Bakery & Restaurant, Best Neighbours Restaurant & Pizza House, Kino Cafe, Seasons in the Park, SalaThai, Pied a Terre and Cafe Gloucester. Walking distance to Edith Cavell Elementary, School Board Vancouver, Vancouver Talmud Torah School, Westside Montessori, Emily Carr Elementary and School Board Vancouver. A short drive to Braemar Park, Douglas Park, Heather

Park and Hillcrest Park. Close to Vancouver Coastal Health Authority, GF Strong Rehabilitation Centre, Wellspring Clinic For Holistic Medicine, BC Children's Hospital, University Of British Columbia, Children's and Women's Health Centre of British Columbia, West Coast Women's Clinic For Midlife Health and BC Women's Hospital & Health Centre Foundation.

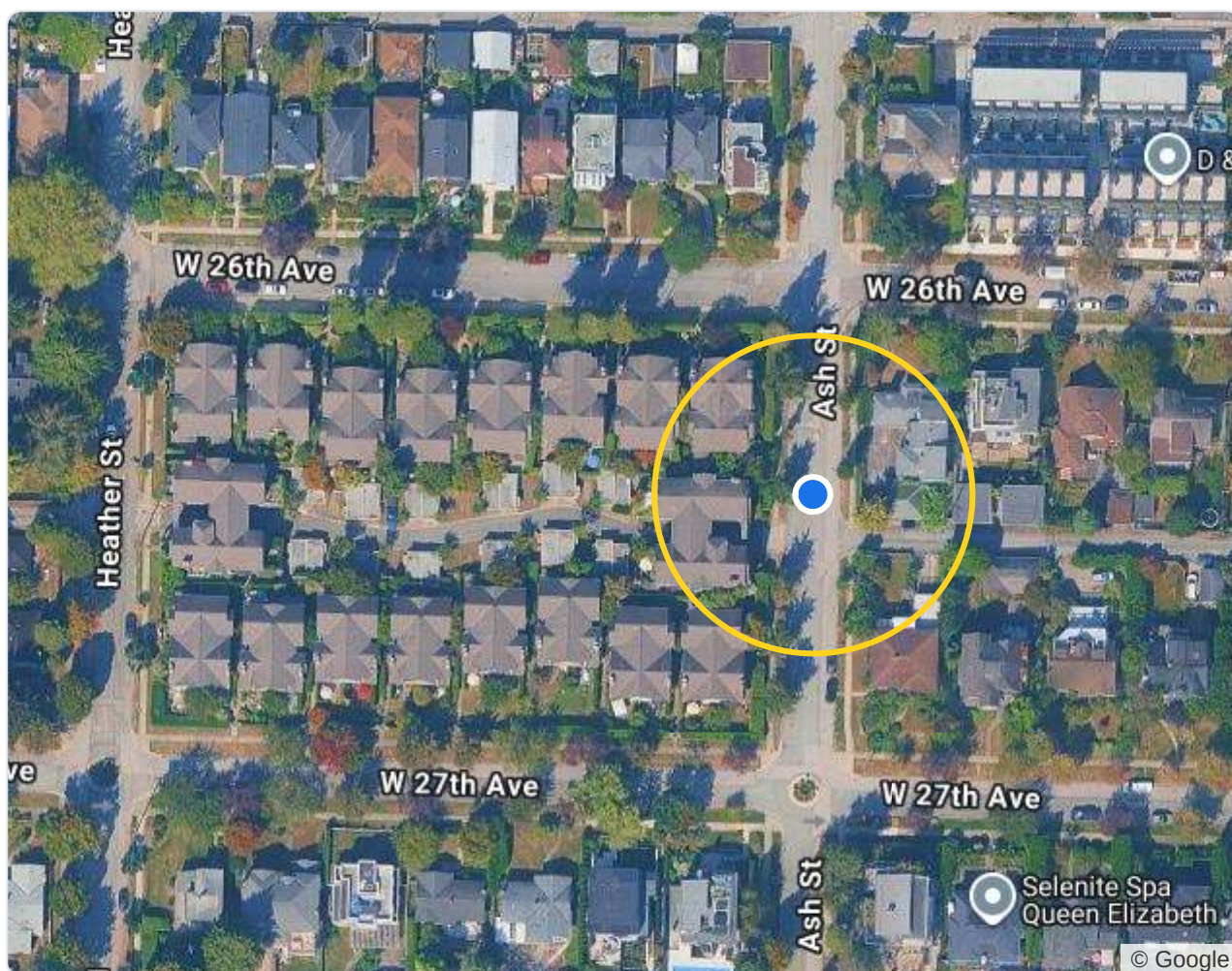
Amenities & Features

- ✓ Garden
- ✓ In Suite Laundry
- ✓ Storage
- ✓ Wheelchair Access

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Gas
- ✓ Management

Location



Neighbourhood & Walkability — Cambie

Cambie is named for Henry John Cambie, chief surveyor of the Canadian Pacific Railway's western division. The first colonial settlers arrived in 1874 when William Mackie, a former gold

miner, claimed 65 hectares of land surrounding a former elk pasture that is now Douglas Park, on West 22nd Avenue. The neighbourhood is bounded by Oak and Ontario streets, and West 16th and 41st avenues....

Full Walk Score® at [walkscore.com](https://www.walkscore.com).



Les Twarog

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