

BUILDING BROCHURE

XL LOFTS

428 8th Ave. · Vancouver, BC V5Y 1N9 · Mount Pleasant



Scan to view online



Unit Mix

Studio

2 units

508 – 533 sf

from \$478,500

1 Bedroom

15 units

590 – 1,073 sf

from \$619,000

2 Bedroom

4 units

935 – 1,103 sf

from \$928,000

3 Bedroom

1 unit

1,040 – 1,040 sf

from \$1,080,000

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$680,000	1 / 2ba	718 sf	\$947	2025-03-26
\$1,165,000	2 / 2ba	1103 sf	\$1,056	2024-09-11
\$710,000	1 / 2ba	765 sf	\$928	2024-07-03
\$1,080,000	3 / 2ba	1040 sf	\$1,038	2024-01-14

YEAR BUILT 1999	LEVELS 7	SUITES 89	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN LMS3900	MANAGEMENT First Service Residential

Overview

XL Lofts - 428 West 8th Avenue, Vancouver, BC V5Y 1N9, Strata plan No. LMS3900, 7 Levels, 77 Residential lofts + 12 Retails, Built 1999. XL Lofts is a mixed-use, 7-storey solid concrete building with retail at ground level located at the corner of West 8th Avenue and Yukon Street between Mount Pleasant and Fairview Vancouver West.

XL Lofts is comprised of 77 one and two-bedroom lofts ranging from 480 to 1,129 sq.ft. on 7 levels. Contemporary inside features high cielings, double levels, and curl staircases. Some unique suites include exposed concrete walls, glass counter tops, and polished concrete floors. The building contains 23 lofts with 11' cielings, 54 one and two bedroom condos with dens which are true lofts with 16' ceilings. This Live/work zoned building also offers an art studio, courtyard, bike room, and double-gated garage.

XL Lofts is next to new Canada line Broadway station, Save on Foods, London Drugs, Whole Foods, BC liquor store, Canadian Tire, and Home Depot; steps away from trendy restaurants, Whole Foods, and boutiques; a short walk to the sea wall; and only minutes to Downtown and on major Transit Routes.

Maintenance fees includes caretaker, garbage pickup, gardening, gas, hot water and management.

Amenities & Features

- ✓ Bike Room

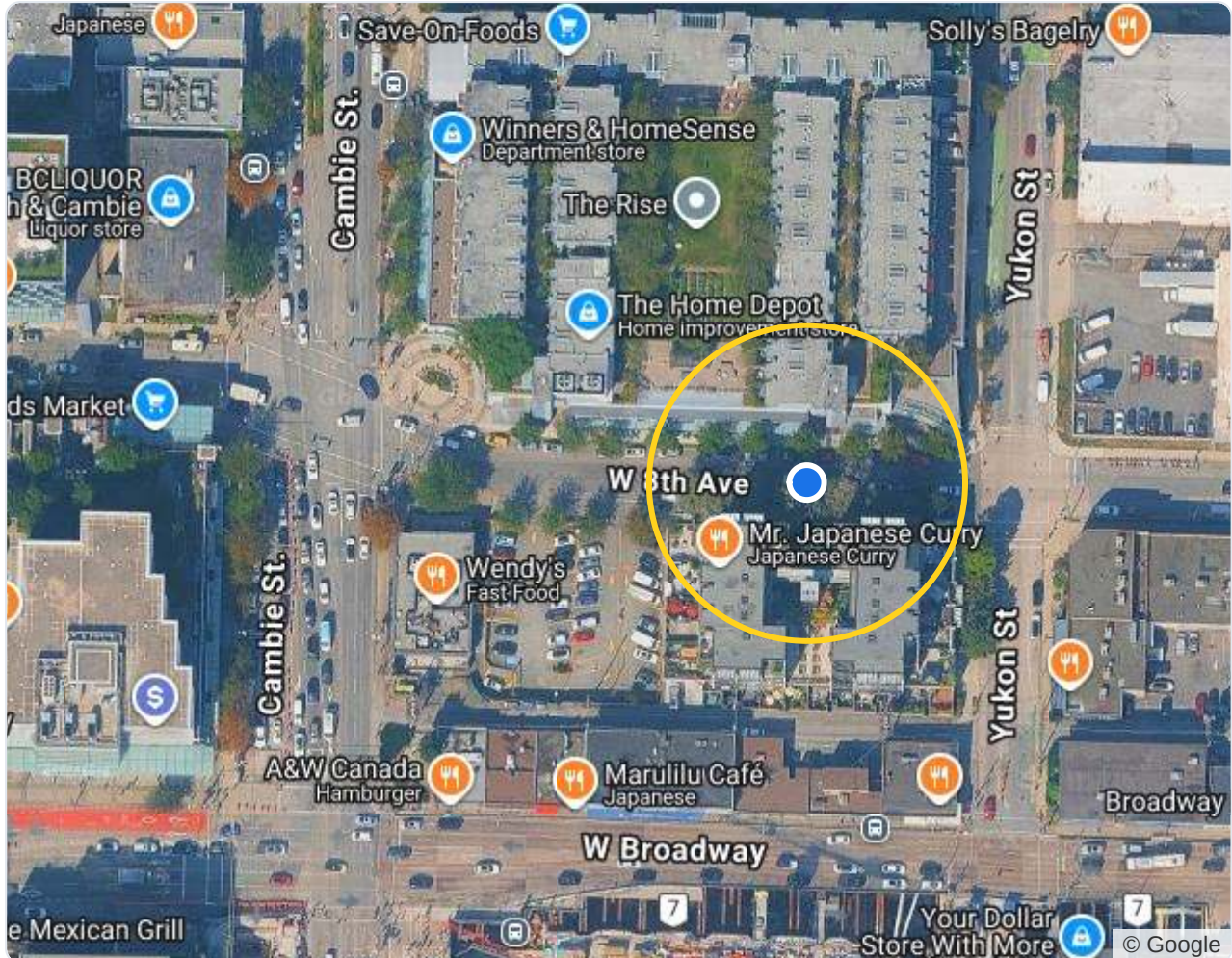
✓ In Suite Laundry
- ✓ Elevator

✓ Workshop Attached

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Hot Water
- ✓ Garbage Pickup
- ✓ Gas
- ✓ Management

Location



Neighbourhood & Walkability — Mount Pleasant

Mount Pleasant is a vibrant and eclectic area known for its unusual stores, heritage buildings, artistic residents, and arts-focused festivals. The area is popular with first-time homebuyers, urban professionals, and families. Mount Pleasant runs from False Creek southeast and up the slope toward the busy Mount Pleasant shopping district, where Broadway, Kingsway, and Main Street meet. (source: vancouver.ca) Mount Pleasant is known as one of the more up and coming neighbourho...

Full Walk Score® at walkscore.com.



Les Twarog

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