

BUILDING BROCHURE

431 EAST 44TH AVE

431 EAST 44th Ave. · Vancouver, BC V5W 1W2 · Fraser VE



Scan to view online



Unit Mix

2 Bedroom

3 units

888 – 942 sf

from \$640,000

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$662,000	2 / 1ba	888 sf	\$745	2022-01-15
\$650,000	2 / 1ba	942 sf	\$690	2021-11-22
\$640,000	2 / 1ba	916 sf	\$699	2021-09-09

YEAR BUILT 1992	LEVELS 3	SUITES 12	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS53	MANAGEMENT Confidential

Overview

431 East 44th Avenue - 431 East 44th Avenue, BC V5W 1W2, LMS53 - located in Fraser area of Vancouver East, near the crossroads East 44th Avenue and Prince Edward Street. This building only steps from MacDonald Park, John Oliver Secondary School, Wong's Market, Persia Food Products, Shoppers Drug Mart, Buy-Low Foods, South Hill Childcare, Koalas School and Memorial South Park. Walking distance to Queen Elizabeth Park, Pitch and Putt Golf Course, Eric Hamber Secondary with its Tennis Courts and Soccer Field, Langara College, Sunset Park, Sunset Community Centre and Oakridge Mall. The bus stops near the complex. The Oakridge Skytrain Station and Langara Skytrain Station are within minutes from the development. The complex was built in 1992. It has frame-wood construction. There are 12 units in development and in strata. One pet is allowed. Rentals are not permitted. Most homes offer in-suite laundry, balcony and gas fireplace. [i»¿](#)

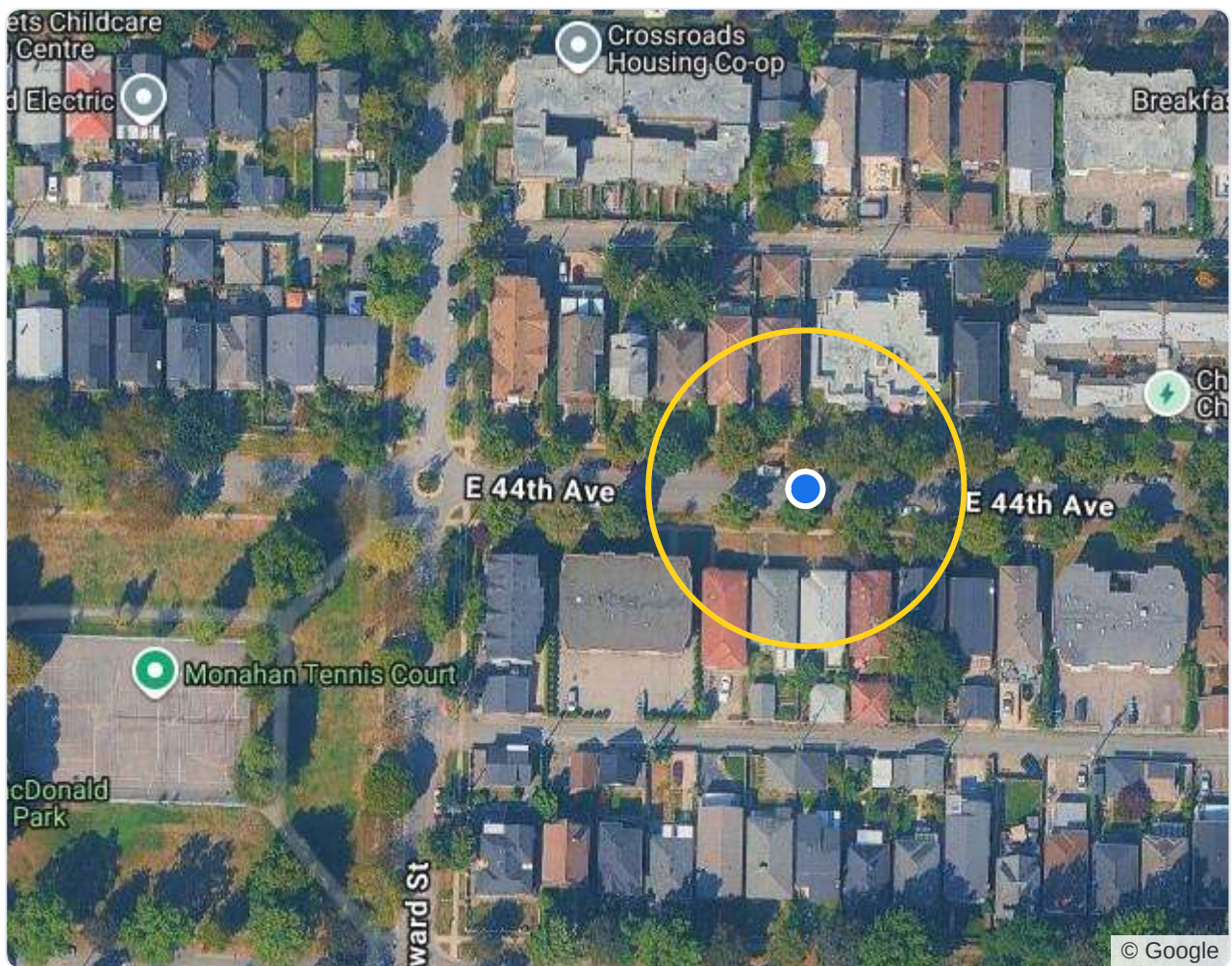
Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry

Maintenance Fees Include

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

Location



Les Twarog

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