

BUILDING BROCHURE

MONTICELLO - 4458 ALBERT BUILDING

4458 Albert St. · Burnaby, BC V5C 2G2 · Vancouver Heights



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1 FOR SALE
FROM \$849,900

1 SOLD · 12 MO
\$887,000-\$887,000


12-MO SOLD TREND
19.1

Unit Mix

2 Bedroom

17 units

1,017 – 1,137 sf

from \$700,000

For Sale in Monticello - 4458 Albert Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$849,900	2 / 2	1101 sf	\$772	305 4468 ALBERT STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$887,000	2 / 3ba	1117 sf	\$794	2026-05-19
\$868,000	2 / 3ba	1087 sf	\$799	2025-06-12
\$858,000	2 / 3ba	1094 sf	\$784	2024-11-20
\$844,000	2 / 3ba	1074 sf	\$786	2024-09-09

Value & Financing

Price Positioning

\$772 /sq ft

Active listings here average \$772/sf vs \$937/sf across Vancouver Heights.

18% below area average

Mortgage Snapshot

\$4,070 /mo

Entry price (from) **\$849,900**

20% down payment **\$169,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2005	LEVELS 2	SUITES 32	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN BCS1133	MANAGEMENT Korecki Real Estate Services Inc.

Overview

Monticello - 4458 Albert Street, Burnaby V5C 5E9, BCS1133 - Conveniently located in desirable Vancouver Heights area of Burnaby North between Sprott Street and Norland Avenue. Walk to Safeway and other neighbourhood stores and services. Eileen Daily Pool and Fitness Centre is just around the corner. Some excellent restaurants in the neighbourhood include La Villetta Restaurant, Baci Restaurant, Capotas Pizza, Toyo Tomi and Yummy Yummy Sushi. Schools in the area are Holy Cross and St. Francis de Sales Elementary; and St. Thomas More Collegiate and Windermere High Schools. Busses provide an easy commute to neighbouring city centers and Downtown Vancouver. Highway 1 provides quick access to North Vancouver, Whistler, and Canada Provinces.

Monticello - built in 2005, this complex consists of 32 contemporary designed homes featuring generous living areas and bedrooms, 9ft. ceilings, wood floors, spacious kitchens with granite countertops, his-and-hers closets, insuite laundries and two parking spaces. Maintenance fees include garbage pickup, gardening, gas and management.

Monticello - beautiful complex steps away from nearby services and amenities - live here today!

Amenities & Features

- | | |
|-------------|--------------------|
| ✓ Bike Room | ✓ In Suite Laundry |
| ✓ Storage | |

Maintenance Fees Include

- | | |
|------------------|----------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Management | ✓ Snow Removal |

Location



Les Twarog

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