

BUILDING BROCHURE

NONE - 458 44TH BUILDING

458 EAST 44th Ave. · Vancouver, BC V5W 1W3 · Fraser VE



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1 FOR SALE
FROM \$449,000

Unit Mix

1 Bedroom

1 unit

642 – 642 sf

from \$449,000

For Sale in None - 458 44th Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$449,000	1 / 1	642 sf	\$699	303 458 E 44TH AVENUE

Value & Financing

Price Positioning

\$699 /sq ft

Active listings here average **\$699/sf** vs **\$1137/sf** across Fraser VE.

39% below area average

Mortgage Snapshot

\$2,150 /mo

Entry price (from) **\$449,000**

20% down payment **\$89,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1990	LEVELS 3	SUITES 16	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN VAS2600	

Overview

458 East 44th Avenue, Vancouver V5W 1W2, VAS2600 - Located on 44th Avenue East and St. Georges Street in Vancouver East, walking distance from Buy-Low Foods, several food markets, coffee shops, banks, numerous shopping opportunities and amenities on Main Street and Fraser Street. Some excellent restaurants in the area include a host of Italian, Vietnamese, Japanese, Chinese and Greek restaurants. Close to Macdonald Park on Prince Edward Street. St. Andrews is one of four elementary schools within a kilometre, John Oliver High School is a short stroll away. Busses provide direct access to Skytrain stations, Downtown Vancouver and neighbouring cities. ↗

The 16 homes on 458 East 44th Avenue were built in 1990 and feature functional layouts, spacious and bright rooms, storage and parking. Maintenance fees include gardening and hot water.

Well-maintained complex close to amenities and transit - move to this neighbourhood today!

↗ ↘ ↙ ↚

Amenities & Features

✓ Shared Laundry

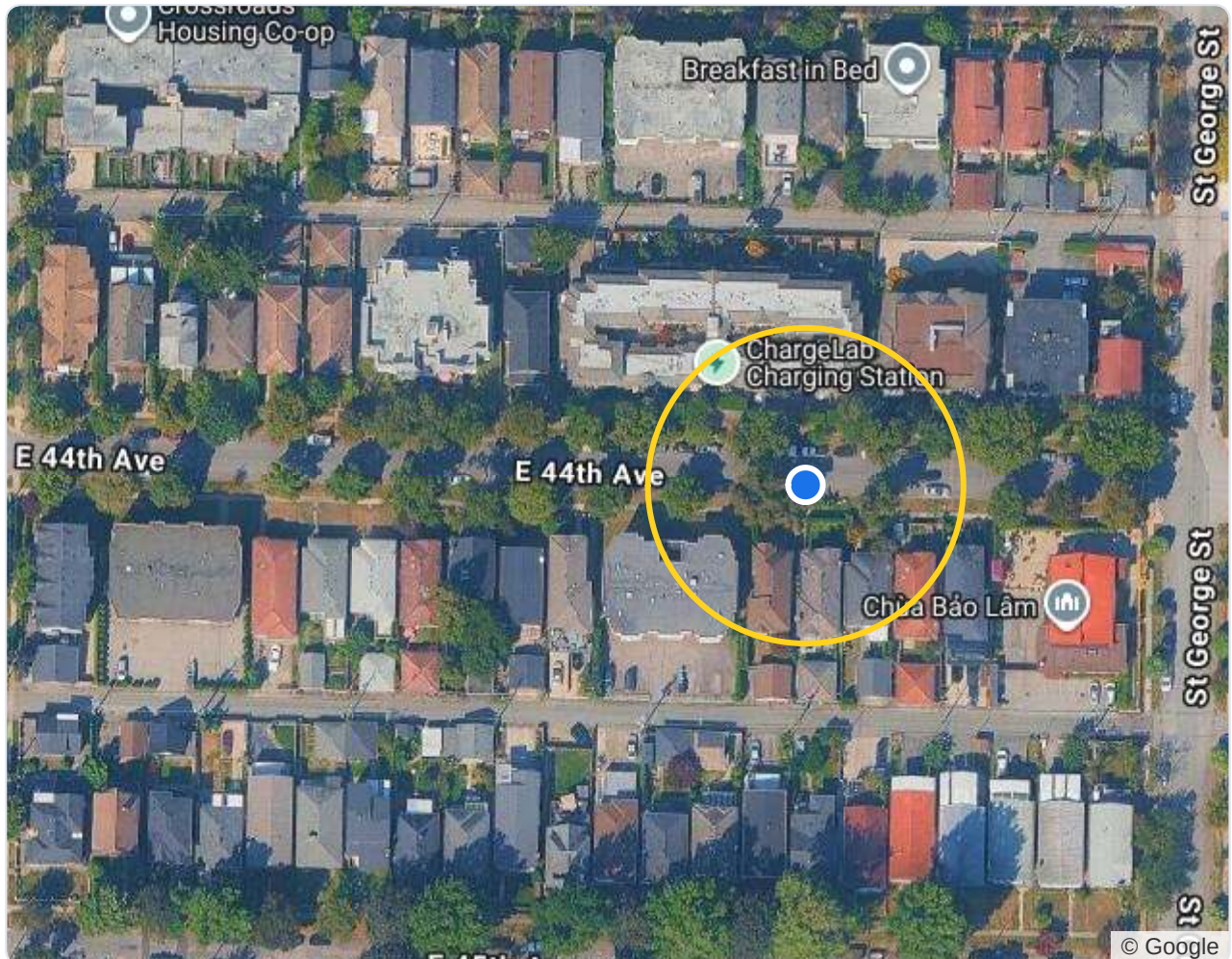
✓ Storage

Maintenance Fees Include

✓ Gardening

✓ Hot Water

Location



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