

BUILDING BROCHURE

THE BALMORAL - 4830 BENNETT BUILDING

4830 Bennett St. · Burnaby, BC V5H 4P6 · Metrotown



2 FOR SALE
FROM \$728,000

1 SOLD · 12 MO
\$725,000-\$725,000


12-MO SOLD TREND
7.4

BC Condos & Homes Team
604-671-7000 | www.VancouverFloorPlans.com

Vancouver
FloorPlans

Unit Mix

2 Bedroom

16 units
1,067 – 1,115 sf
from \$617,500

3 Bedroom

2 units
1,806 – 1,809 sf
from \$1,120,000

For Sale in The Balmoral - 4830 Bennett Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$750,000	2 / 2	1070 sf	\$701	703 4830 BENNET STREET STREET
\$728,000	2 / 2	1067 sf	\$682	401 4830 BENNETT STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$725,000	2 / 2ba	1081 sf	\$671	2025-12-09
\$736,000	2 / 2ba	1094 sf	\$673	2025-07-18
\$729,000	2 / 2ba	1103 sf	\$661	2025-06-23
\$1,255,000	3 / 3ba	1809 sf	\$694	2025-04-23

Value & Financing

Price Positioning

\$692 /sq ft

Active listings here average **\$692/sf** vs **\$880/sf** across Metrotown.

21% below area average

Mortgage Snapshot

\$3,487 /mo

Entry price (from) **\$728,000**

20% down payment **\$145,600**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1992	LEVELS 16	SUITES 56	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN LMS451	ARCHITECT Hamilton Doyle Architects
MANAGEMENT Korecki Real Estate Services Inc.			

Overview

The Balmoral - 4830 Bennett Street, Burnaby V5H 3E8, LMS451 - Perfectly situated at the centre of Metrotown in Burnaby. Metrotown offers more than 400 shops, services, department stores, boutique shops, fine dining and cinemas. The surrounding area abounds with pubs, a myriad of restaurants, several medical and dental centres, coffee shops and specialty services. Superstore, Save-on-Foods and Safeway are all within walking distance. Beautiful Deer Lake Park is only a few minutes away. Enjoy a wealth of recreational activities in the area. Transit links provide an easy commute to neighboring city centers and Downtown Vancouver. Highway 1 provides quick access to North Vancouver, Whistler, and Canada Provinces.

The Balmoral - built in 1992 offers 56 contemporary condos. Each floor has 4 2-bedroom, 2 bathroom suites with imaginative layouts and magnificent views. Suites feature two large balconies with access from the living room, kitchen and both bedrooms, marble tile flooring, 9ft. ceilings, heritage style wood doors, wood baseboards and trim, plush carpeting, cosy gas fireplace, walk-in closets, additional storage in basement.

Kitchens have been fitted with marble flooring, european style cabinets, double enamel cast-iron sinks with polished brass faucets and fittings, sunshine illuminated ceilings, stacked enclosed washers and dryers.

Bathrooms are fitted with soaker tubs, glass shower enclosures, imported ceramic floor and wall tiles, european style cabinets, laminate countertops, porcelain vanities with full width mirrors, polished brass faucets and accessories.

Safety features include main entrance intercom security system, security gate access to owner parking, one underground parking per suite, underground visitor parking spaces and two high-speed elevators.

The exterior are beautifully finished with landscaped gardens with illuminated walkways, multi-level landscaped terraces, circular main driveway and grand main entrance.

Amenities include recreation centre with sauna and whirlpool and hot tub; fully equipped fitness centre, change rooms with showers and a lounge with wet bar and access to outside terrace.

More than just a home - Balmoral is a lifestyle - make it yours today!

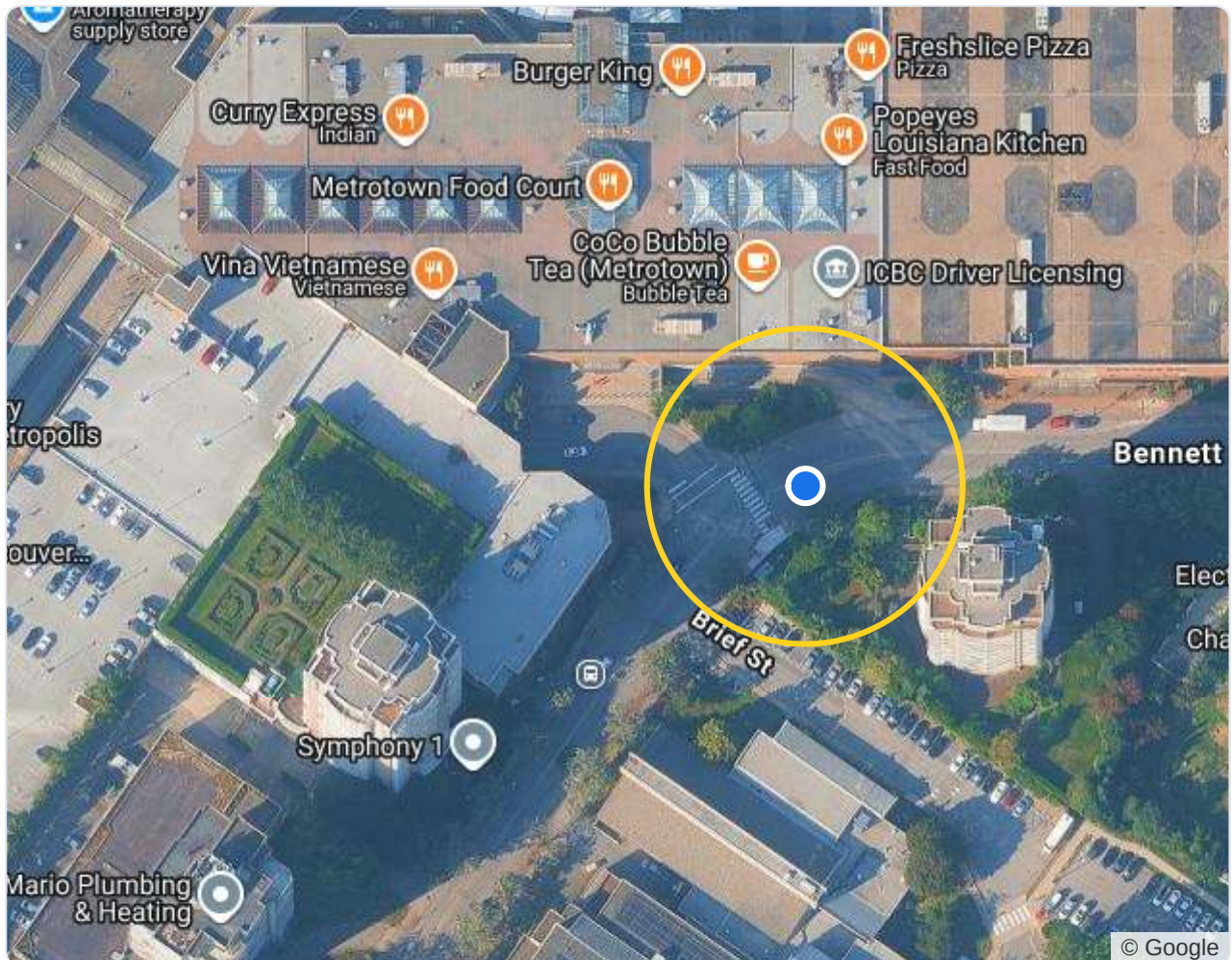
Amenities & Features

- | | |
|---------------------|---------------------|
| ✓ Elevator | ✓ Exercise Centre |
| ✓ In Suite Laundry | ✓ Sauna/steam Room |
| ✓ Swirlpool/hot Tub | ✓ Wheelchair Access |

Maintenance Fees Include

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

Location



Les Twarog

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scan or call