

MACLURE HOUSE

4885 Valley Dr. · Vancouver, BC V6J 5M8 · Quilchena



Scan to view online



5 FOR SALE
FROM \$855,000

5 SOLD · 12 MO
\$894,250–\$1,320,000



Unit Mix

1 Bedroom
10 units
625 – 769 sf
from \$645,000

2 Bedroom
28 units
753 – 1,059 sf
from \$830,000

3 Bedroom
6 units
1,053 – 1,211 sf
from \$1,200,000

For Sale in MacLure House & Complex

5 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,360,000	3 / 2	1121 sf	\$1,213	209 4885 VALLEY DRIVE
\$978,000	2 / 2	867 sf	\$1,128	103 4883 MACLURE MEWS
\$945,000	2 / 2	811 sf	\$1,165	404 4883 MACLURE MEWS
\$899,000	2 / 2	821 sf	\$1,095	205 4885 VALLEY DRIVE
\$855,000	2 / 2	817 sf	\$1,047	305 4885 VALLEY DRIVE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,025,000	2 / 2ba	908 sf	\$1,129	2026-07-15
\$1,028,000	2 / 2ba	983 sf	\$1,046	2026-02-19
\$894,250	2 / 2ba	801 sf	\$1,116	2026-02-09
\$1,320,000	3 / 2ba	1211 sf	\$1,090	2025-11-07

Value & Financing

Price Positioning

\$1130 /sq ft

Active listings here average **\$1130/sf** vs **\$1193/sf** across Quilchena.

5% below area average

Mortgage Snapshot

\$4,095 /mo

Entry price (from) **\$855,000**

20% down payment **\$171,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2005	LEVELS 4	SUITES 127	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN BCS1162	DEVELOPER Polygon
MANAGEMENT First Service Residential			

Overview

Maclure House - 4885 Valley Drive, Vancouver, BC V6J 5M8, Canada. Strata Plan BCS1162. Crossroads are Valley Drive and West 33rd Avenue located is in the Arbutus-Ridge neighborhood in Vancouver. Maclure House is a 4 storeys with 127 units in strata and 60 units in the development. Completed 2005. Maintenance fees include caretaker, garbage pickup, gardening, hot water, management and recreation facility. Maclure House by Polygon.

Nearby Schools are York House School, Shaughnessy Elementary School, Lord Tennyson Elementary School, Madrona School, Society, Henry Hudson Elementary School, York House School, Century International High School, St. John's School, York House School and St. Augustine School. Supermarkets and Grocery stores nearby are Safeway King Edward, IGA, Jummy's Market, Safeway West Broadway, Nesters Market, Safeway Oakridge and Whole Foods Markets. Nearby parks include Quilchena Park, Ravine Park and Prince of Wales Park.

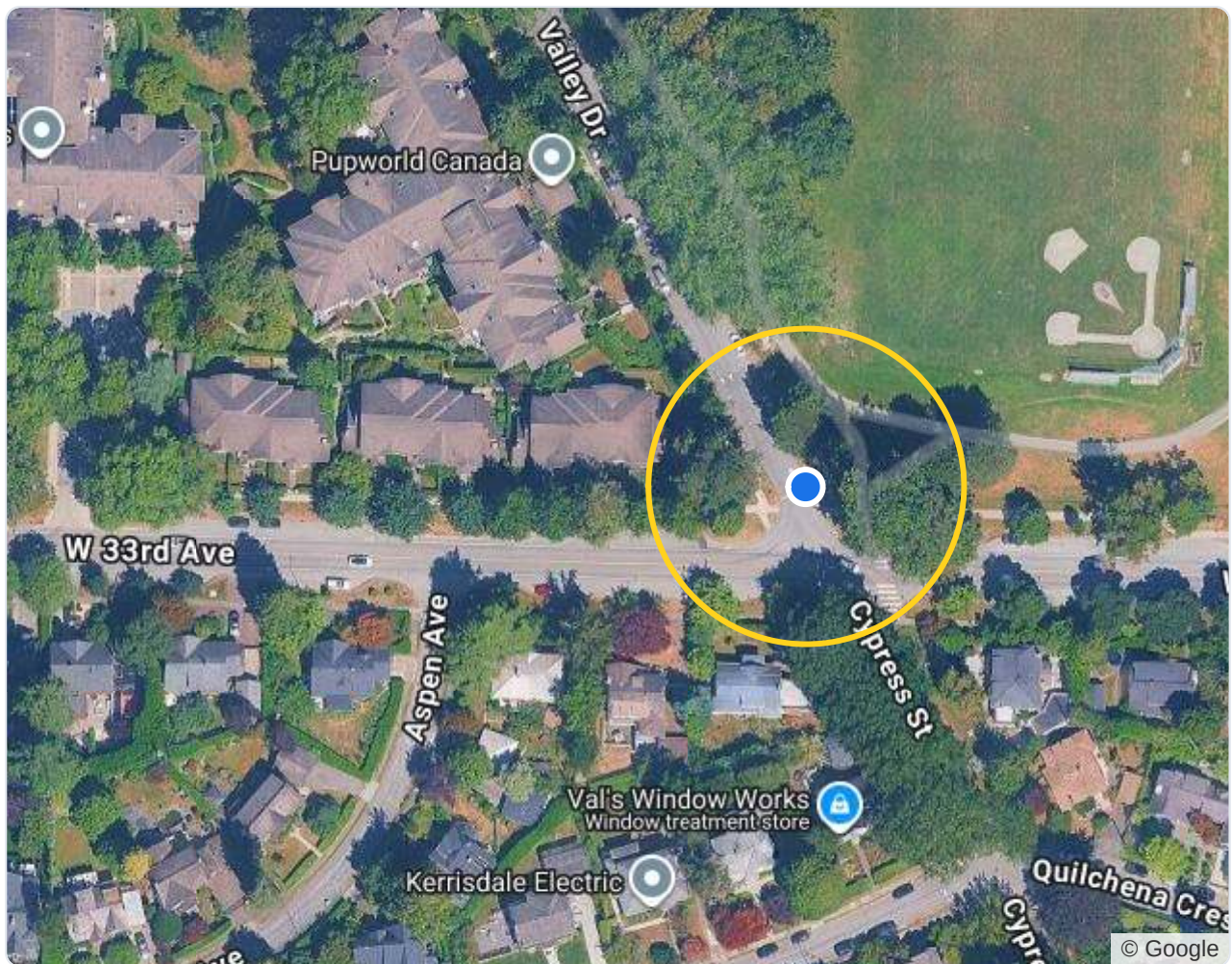
Amenities & Features

- | | |
|-------------------|--------------------|
| ✓ Bike Room | ✓ Club House |
| ✓ Exercise Centre | ✓ In Suite Laundry |
| ✓ Pool; Outdoor | |

Maintenance Fees Include

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

Location



Neighbourhood & Walkability — Quilchena

Quilchena, which in first nations language translates to “flat place near the water,” has a history that goes back to the 1960s. The Canadian Pacific Railway, which owned the land, historically leased it to the Quilchena Golf Course. In 1965, the lease expired and the Vancouver park board bought the eastern area of the golf course for the park. The western portion became Prince of Wales secondary school. source: vancouver.sun.com...

Full Walk Score® at walkscore.com.



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bcondos.net



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