

BUILDING BROCHURE

JOYCE COURT

4950 Joyce St. · Vancouver, BC V5R 4G6 · Collingwood VE



Scan to view online



1 FOR SALE
FROM \$552,000

1 SOLD · 12 MO
\$530,000–\$530,000



Unit Mix

1 Bedroom

2 units
506 – 538 sf
from \$475,000

2 Bedroom

3 units
687 – 855 sf
from \$530,000

For Sale in Joyce Court & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$552,000	2 / 1	700 sf	\$789	203 4950 JOYCE STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$530,000	2 / 1ba	687 sf	\$771	2025-10-11
\$630,000	2 / 2ba	855 sf	\$737	2023-01-01
\$475,000	1 / 1ba	506 sf	\$939	2022-09-14
\$475,000	1 / 1ba	538 sf	\$883	2022-04-08

Value & Financing

Price Positioning

\$789 /sq ft

Active listings here average **\$789/sf** vs **\$953/sf** across Collingwood VE.

17% below area average

Mortgage Snapshot

\$2,644 /mo

Entry price (from) **\$552,000**

20% down payment **\$110,400**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT
1994

LEVELS
4

SUITES
21

CONSTRUCTION
Frame - Wood

EXTERIOR
Vinyl

TITLE TO LAND
Freehold Strata

STRATA PLAN
LMS540

MANAGEMENT
Confidential

Overview

Joyce Court - 4950 Joyce Street, Vancouver, BC V5R 4G7, LMS540 - located in Collingwood area of Vancouver East, near the crossroads Joyce Street and Wellington Avenue. Joyce court is only steps to Joyce Grocery, Vanness Mart, Hair Salons, Joyce Way food Market, Dollar Store, Gaston Park with playground and school and Melbourne Park with its playground. There are a lot of restaurants in the neighbourhood such as Shiosai Sushi, Cucina Manila, Super Great Pizza, Joyce BBQ and Bamboo Cafe. Metrotown is within a short drive (one skytrain station away). Slocan Park and Renfrew Ravine Park, John Norquay Elementary, Windermere Community Secondary, Duke Childcare Centre, Fountain Tire and Norquay Park with its great playground are close to the development. Joyce Skytrain station is within minutes of walk. The bus stops near the complex. The complex has an easy access to Trans-Canada Hwy1. Joyce Court was built in 1993. This four-level building has frame-wood construction. There are 21 units in development and in strata. This complex includes great amenities such as an elevator, in-suite laundry, storage, underground parking, gardens and wheelchair access. Some suites offers mountain views and city views.

Amenities & Features

✓ None

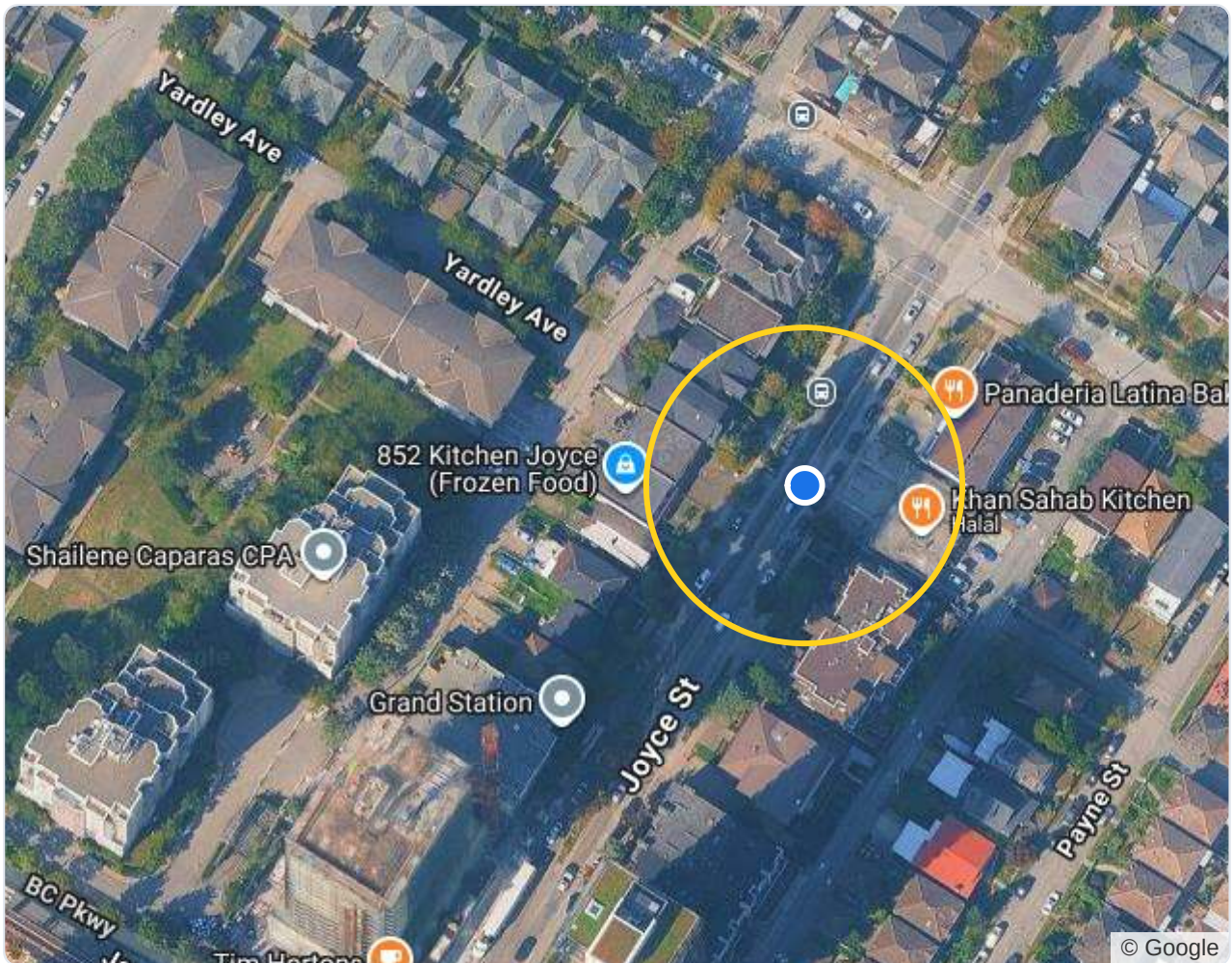
Maintenance Fees Include

✓ Garbage Pickup

✓ Gardening

✓ Management

Location



Les Twarog

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