

BUILDING BROCHURE

MACGREGOR

5189 Gaston St. · Vancouver, BC V5R 6C7 · Collingwood VE



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3 FOR SALE
FROM \$499,900

8 SOLD · 12 MO
\$470,000–\$648,000



Unit Mix

1 Bedroom

28 units
552 – 676 sf
from \$425,500

2 Bedroom

38 units
731 – 922 sf
from \$524,800

For Sale in Macgregor & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$645,000	2 / 2	731 sf	\$882	1203 5189 GASTON STREET
\$599,900	2 / 2	757 sf	\$792	1408 5189 GASTON STREET
\$499,900	1 / 1	665 sf	\$752	504 5189 GASTON STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$609,000	2 / 2ba	765 sf	\$796	2026-06-28
\$602,888	2 / 2ba	759 sf	\$794	2026-06-27
\$488,200	1 / 1ba	676 sf	\$722	2026-05-25
\$480,000	1 / 1ba	581 sf	\$826	2026-05-24

Value & Financing

Price Positioning

\$809 /sq ft

Active listings here average \$809/sf vs \$934/sf across Collingwood VE.

13% below area average

Mortgage Snapshot

\$2,394 /mo

Entry price (from) \$499,900

20% down payment \$99,980

Rate / amortization 5.24% · 25 yr

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

YEAR BUILT 1996	LEVELS 20	SUITES 238	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN LMS2211	MANAGEMENT Ascent Real Estate Management Corporation

Overview

MacGregor - 5189 Gaston Street, Vancouver, BC V5R 6C7, LMS2211 - located in Collingwood area of East Vancouver, at the crossroads Gaston Street and Vanness Avenue, near Joyce Skytrain station. Joyce Grocery, Vanness Mart, Hair Salons, Joyce Way food Market, Dollar Store, Gaston Park with playground and school and Melbourne Park with its playground are in the neighbourhood. There are a lot of restaurants in the neighbourhood such as Shiosai Sushi, Cucina Manila, Super Great Pizza, Joyce BBQ and Bamboo Cafe. Metrotown 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. The MacGregor was built in 1996. It is one of the most affordable concrete towers in Collingwood Village. The features include great floor plans that allows efficient use of the space, open balcony for your viewing pleasure and large windows to maximize natural light. This 20-level concrete building offer a tastefully decorated lobby, club house, wheelchair access, storage, underground parking and friendly residents.

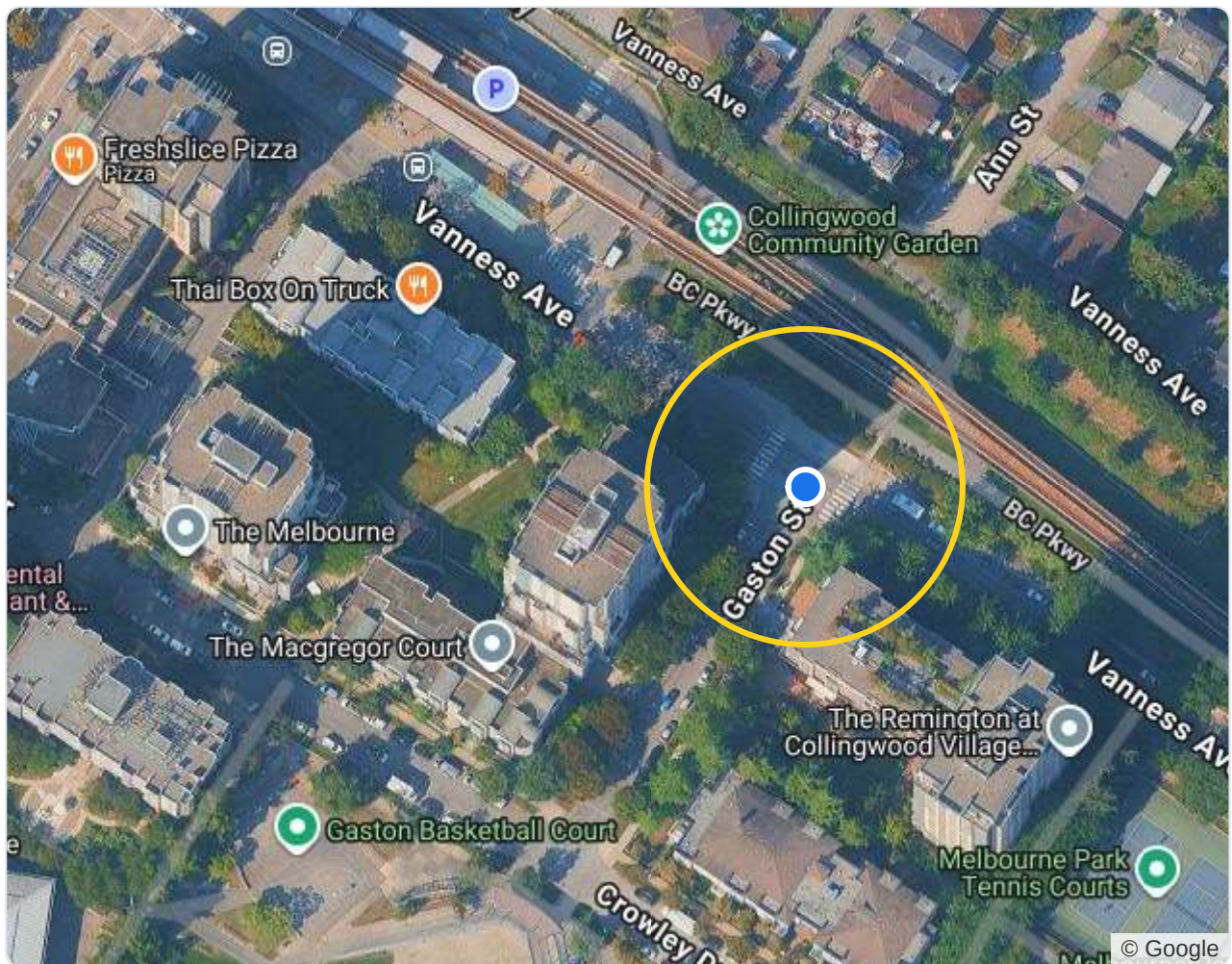
Amenities & Features

✓ None

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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