

BUILDING BROCHURE

EMERALD PARK PLACE

0 Melbourne St. · Vancouver, BC V5R 6E6 · Collingwood VE



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2 FOR SALE
FROM \$548,000

6 SOLD · 12 MO
\$395,000–\$500,000



Unit Mix

Studio 1 unit 470 – 470 sf from \$405,000	1 Bedroom 38 units 429 – 783 sf from \$359,000	2 Bedroom 33 units 702 – 1,005 sf from \$513,000	3 Bedroom 8 units 969 – 1,187 sf from \$662,000
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For Sale in Emerald Park Place & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$729,000	2 / 2	1005 sf	\$725	203 5288 MELBOURNE STREET
\$548,000	2 / 1	831 sf	\$659	208 5288 MELBOURNE STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$400,000	1 / 1ba	517 sf	\$774	2026-08-05
\$500,000	1 / 1ba	679 sf	\$736	2026-05-12
\$476,000	1 / 1ba	565 sf	\$842	2026-04-21
\$450,000	1 / 1ba	517 sf	\$870	2026-02-10

Value & Financing

Price Positioning

\$692 /sq ft

Active listings here average **\$692/sf** vs **\$931/sf** across Collingwood VE.

26% below area average

Mortgage Snapshot

\$2,625 /mo

Entry price (from) **\$548,000**

20% down payment **\$109,600**

Rate / amortization **5.24% · 25 yr**

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

LEVELS
20

CONSTRUCTION
Concrete

EXTERIOR
Concrete

TITLE TO LAND
Freehold Strata

Overview

Emerald Park Place - 5288 Melbourne Street, Vancouver, BC V5R 6E6, Canada. Strata Plan LMS3434 - located in Collingwood area of Vancouver East, near the crossroads Melbourne and Vanness Avenue. Emerald Park Place is walking distance 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. Emerald Park Place was built in 1998 by Concert Properties Ltd. Its distinctive modern architecture is made of concrete, metal and glass. It features generous layouts of one, two and three bedroom suites. This complex surrounded by parks, tree-lined streets, tennis courts, green spaces, newly built residential towers, and other community amenities. This 19-level concrete building offers panoramic views of the North Shore Mountains, Mt. Baker, and Vancouver Island. It features a club house, landscaped garden, in-suite laundry, exercise centre, underground parking and storage. One pet is allowed. Rentals are permitted with some restrictions.

Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Exercise Centre

Maintenance Fees Include

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

Location



Les Twarog

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