

BUILDING BROCHURE

BALSAM HOUSE - 5350 BALSAM BUILDING

5350 Balsam St. · Vancouver, BC V6M 4B4 · Kerrisdale



Scan to view online



1 SOLD · 12 MO
\$575,000-\$575,000



Unit Mix

1 Bedroom 2 units 785 – 790 sf from \$537,000	2 Bedroom 6 units 880 – 1,115 sf from \$655,000
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Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$575,000	1 / 1ba	790 sf	\$728	2026-05-12
\$768,000	2 / 2ba	902 sf	\$851	2025-06-11
\$790,000	2 / 2ba	880 sf	\$898	2024-11-05
\$770,000	2 / 2ba	900 sf	\$856	2023-12-16

YEAR BUILT 1970	LEVELS 6	SUITES 24	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata		STRATA PLAN VAS9

Overview

Balsam House - 5350 Balsam Street, Vancouver, BC V6M 4B4, VAS9 Located on Balsam Street and West 37rd Avenue in the desirable Kerrisdale subarea of Vancouver West, close to Kerrisdale Arena, Vancouver Public Library and Kerrisdale Community Centre, minutes to Oakridge Mall and UBC. The notable landmarks around Balsam House are Elm Park, Kerrisdale Centennial Park, VanDusen Botanical Garden and McCleery Golf Course. Easy access to bus transportation, West 43rd Avenue and other major routes allows for an easy commute to surrounding destinations including Downtown, Richmond and Burnaby.

Balsam House is close to Maple Grove Elementary and Magee Secondary Schools, Bumblebee Pre-School Society and Montessori Kerrisdale School. Some excellent restaurants in the area include Art's Restaurant, Starbucks Coffee, Irashai Sushi and many others.

Balsam House is a 6 level concrete complex built in 1970. It consists of 24 units featuring huge principal rooms, large windows, private mail slot in front door and spacious balcony. Complex amenities include storage locker, secure parking, shared laundry, security system and elevator. Complex has newer roof and plumbing. Maintenance fees include caretaker, gardening, garbage pickup, gardening, heat, hot water and management. Don't miss your opportunity to own this amazing home.

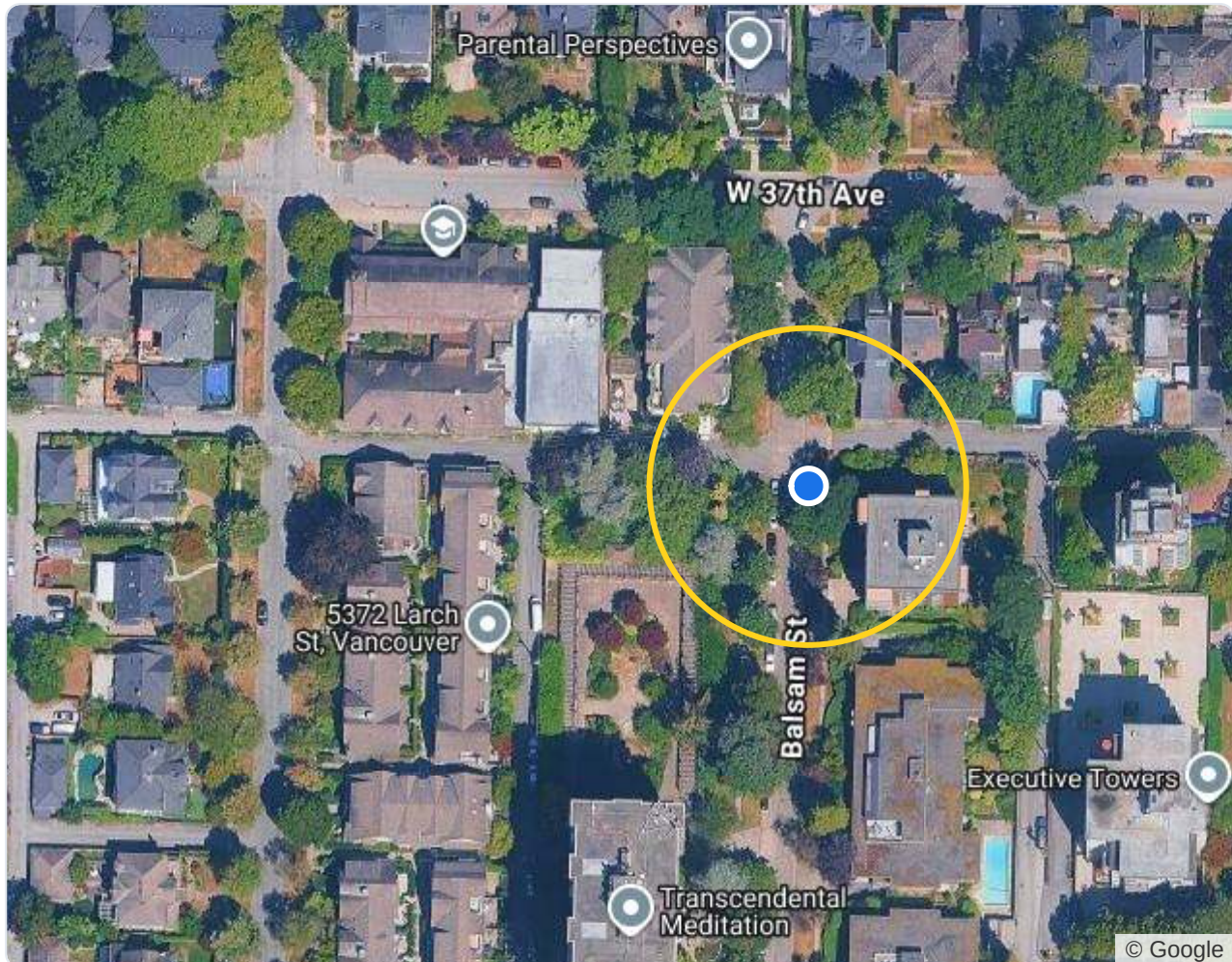
Amenities & Features

- ✓ Elevator
- ✓ Shared Laundry

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Hot Water
- ✓ Garbage Pickup
- ✓ Heat
- ✓ Management

Location



Neighbourhood & Walkability — Kerrisdale

Kerrisdale is a neighbourhood located in Vancouver's west side. It features a mix of newer houses and older bungalows as well as various low and mid-rise rental and condo apartment buildings in its northern section. The neighbourhood is an ethnic mix of Caucasian and Asian Canadians. It features a shopping district running generally along West 41st Avenue between Larch and Maple Streets and West Boulevard between 37th and 47th Avenues. Although the city officially defines Ker...

Full Walk Score® at [walkscore.com](https://www.walkscore.com).



Les Twarog

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