

BUILDING BROCHURE

BENNETT

5538 Oak St. · Vancouver, BC V6M 2V6 · Cambie



Scan to view online



1 FOR SALE
FROM \$1,598,000

3 SOLD · 12 MO
\$1,510,000–\$1,550,000


12-MO SOLD TREND
-5.7

Unit Mix

3 Bedroom

10 units

1,591 – 1,652 sf

from \$1,510,000

For Sale in Bennett & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,598,000	3 / 4	1619 sf	\$987	5552 OAK STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,510,000	3 / 4ba	1609 sf	\$938	2026-07-07
\$1,550,000	3 / 4ba	1611 sf	\$962	2026-02-15
\$1,520,000	3 / 3ba	1617 sf	\$940	2025-12-25
\$1,618,000	3 / 4ba	1617 sf	\$1,001	2025-06-06

Value & Financing

Price Positioning

\$987 /sq ft

Active listings here average \$987/sf vs \$1232/sf across Cambie.

20% below area average

Mortgage Snapshot

\$7,653 /mo

Entry price (from) \$1,598,000

20% down payment \$319,600

Rate / amortization 5.24% · 25 yr

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

YEAR BUILT 2016	LEVELS 4	SUITES 19	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN EPS3095	DEVELOPER Listraor Group
ARCHITECT Raymond Letkeman Architect Inc.		MANAGEMENT Dorset Realty	

Overview

Bennett - 5502 - 5552 Oak Street, Vancouver, BC V6M 2V6, Canada. Crossroads are Oak Street and West 41st Avenue. This development features 19, 3-storey townhouses. Built 2016. Bennett is both familiar and fresh. Its a standout collection of townhomes in a neighbourhood well known for a balance of modern style and authentic charm. Composed of timeless brick exteriors and wood detailing and defined by a clean, elegant form, the homes are a welcome addition to this prestigious Westside community. Developed by Listraor Homes. Architecture by Raymond Letkeman Architects. Interior design by Occupy Design.

Bennett by Listraor is nestled centrally within the Oakridge community. This limited collection will feature 2 bedroom homes starting at 1,176 sf and 3 bedroom & flex homes that range in size from 1,603 sf to 1,653 sf.

Nearby parks include Oak Meadows Park, Montgomery Park and Tisdall Park. The closest schools are Vancouver College, Vancouver College, Oakridge Montessori School, B. Jamieson Elementary School, King David High School, Sir William Osler Elementary School, Maple Grove Elementary, Magee Secondary and Point Grey Secondary. Nearby grocery stores are Night & Day Grocery, Safeway, DM Grocery and Nesters Market.

Amenities & Features

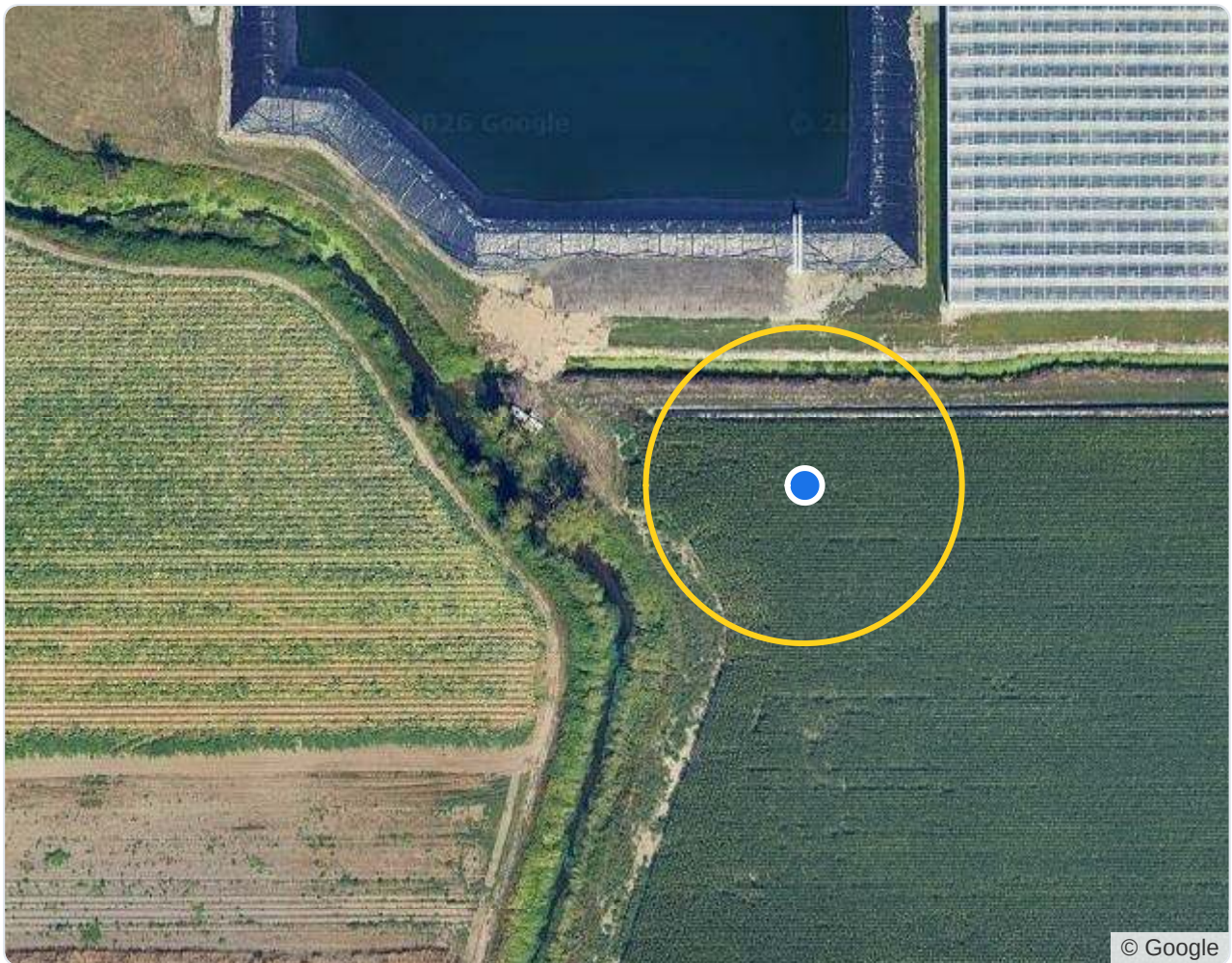
✓ In Suite Laundry

Maintenance Fees Include

✓ Management

✓ Taxes

Location



Neighbourhood & Walkability — Cambie

Cambie is named for Henry John Cambie, chief surveyor of the Canadian Pacific Railway's western division. The first colonial settlers arrived in 1874 when William Mackie, a former gold miner, claimed 65 hectares of land surrounding a former elk pasture that is now Douglas Park, on West 22nd Avenue. The neighbourhood is bounded by Oak and Ontario streets, and West 16th and 41st avenues....

Full Walk Score® at walkscore.com.



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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