

BUILDING BROCHURE

AVALON MEWS

5809 Wales St. · Vancouver, BC V5R 3N5 · Killarney VE



Scan to view online



1 FOR SALE
FROM \$999,000

1 SOLD · 12 MO
\$1,230,000–\$1,230,000

12-MO SOLD TREND
40.9

Unit Mix

1 Bedroom 9 units 560 – 653 sf from \$570,000	2 Bedroom 3 units 1,200 – 1,270 sf from \$927,500	3 Bedroom 13 units 1,320 – 1,500 sf from \$1,050,000
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For Sale in Avalon Mews & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$999,000	2 / 2	1270 sf	\$787	5795 WALES STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,230,000	3 / 3ba	1471 sf	\$836	2025-12-23
\$1,183,000	3 / 3ba	1320 sf	\$896	2025-08-07
\$645,000	1	653 sf	\$988	2025-03-17
\$1,200,000	3 / 3ba	1338 sf	\$897	2024-06-24

Value & Financing

Price Positioning \$787 /sq ft Active listings here average \$787/sf vs \$902/sf across Killarney VE. 13% below area average	Mortgage Snapshot \$4,784 /mo Entry price (from) \$999,000 20% down payment \$199,800 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 2017	LEVELS 3	SUITES 55	CONSTRUCTION Frame - Wood
EXTERIOR Cement Fibre Siding	TITLE TO LAND Freehold Strata	STRATA PLAN EPS4742	

Overview

Avalon Mews - 5809 Wales Street, Vancouver, BC V5R 3N5, Canada. Strata plan number VAP17155. Crossroads are Wales Street and East 43rd Avenue. The 55, 3-storey craftsman-style

townhomes and garden flats located where Avalon Dairy once stood honour a significant slice of history. Comprised of six buildings, the modern homes at Avalon Mews surround the original farm house, revitalized to continue through time. Estimated completion is Winter/Spring 2017. Developed by Avalonna Homes Ltd. Architectural design by Ciccozzi Architecture.

Nearby parks include Earles Park, Nanaimo Park and Killarney Park. Nearby schools are Dr. George M. Weir Elementary School, Waverley Elementary School, Corpus Christi School, Killarney Secondary School, Sir Guy Carleton Elementary School, George T. Cunningham Elementary School, Montessori Le Soleil School, and Tecumseh Elementary. The closest grocery stores are Killarney Market, Sue's Grocery, Safeway, and The Fiji Store in Vancouver.

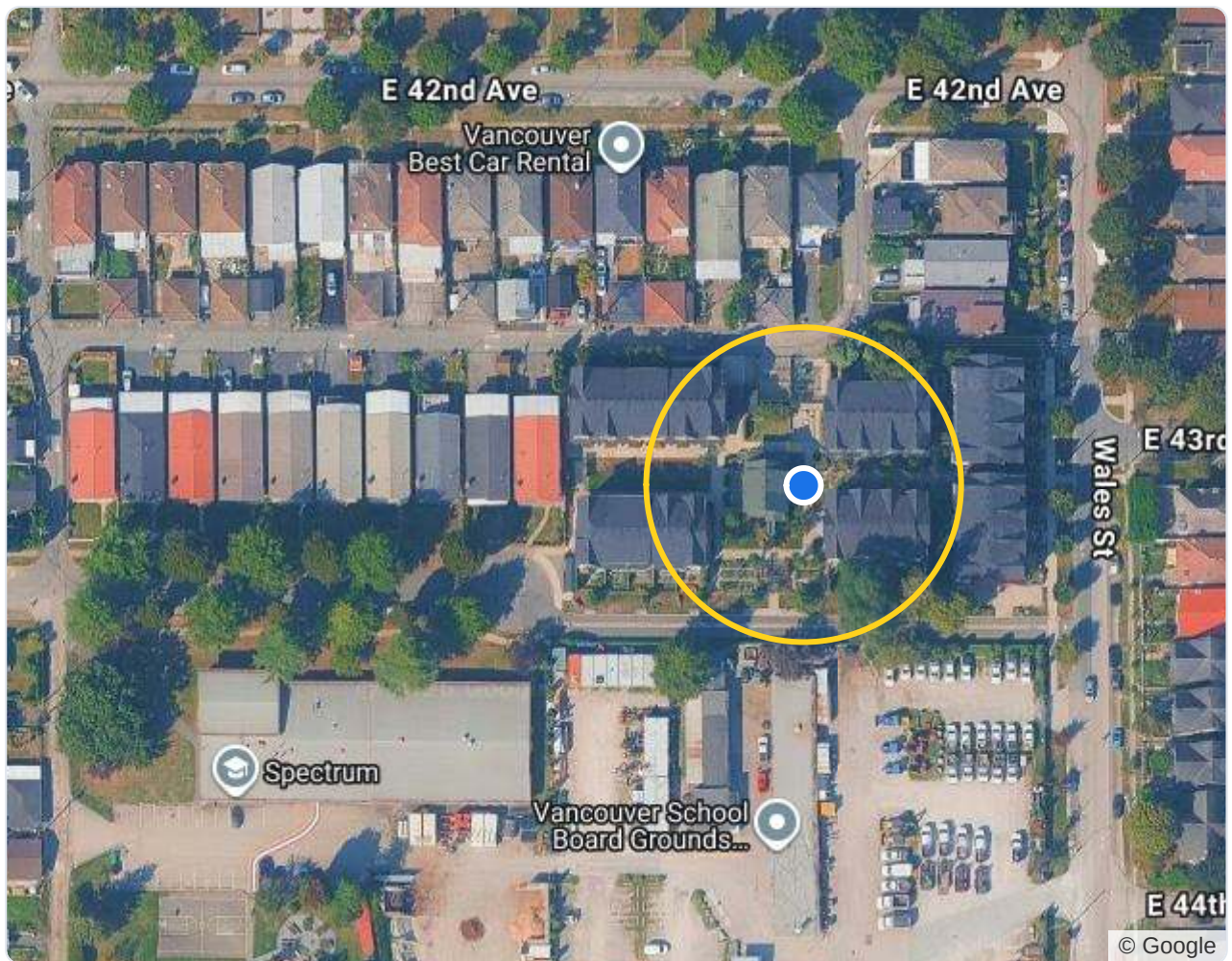
Amenities & Features

- | | |
|----------|------------|
| ✓ Garden | ✓ Rec Room |
|----------|------------|

Maintenance Fees Include

- | | |
|-----------------------|------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Management |
| ✓ Recreation Facility | ✓ Sewer |
| ✓ Snow Removal | ✓ Water |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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