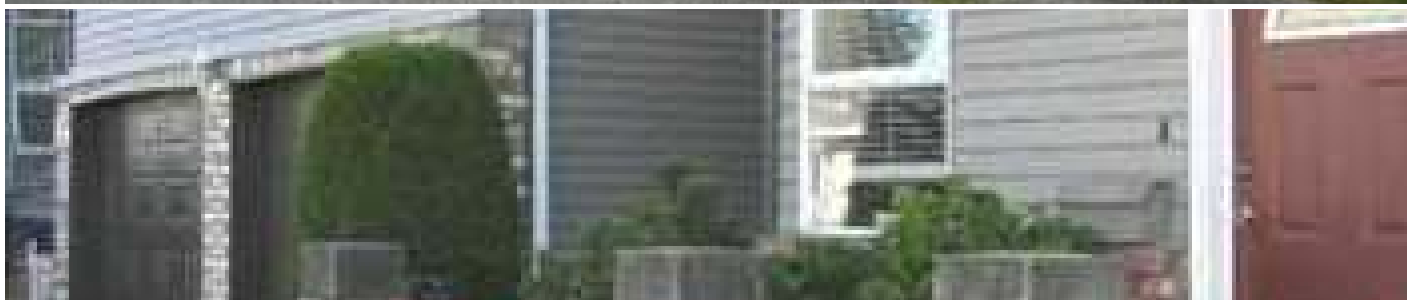


BUILDING BROCHURE

GARDEN ESTATES - 6350 48A BUILDING

6350 48A Ave. · Ladner, BC V4K 4W3 · Holly



1 FOR SALE
FROM \$849,900

3 SOLD · 12 MO
\$855,000–\$879,900



Unit Mix

2 Bedroom

16 units
1,269 – 1,810 sf
from \$515,000

3 Bedroom

6 units
1,368 – 1,804 sf
from \$685,000

For Sale in Garden Estates - 6350 48a Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$849,900	3 / 3	1789 sf	\$475	2 6320 48A AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$870,000	3 / 2ba	1412 sf	\$616	2026-08-10
\$879,900	3 / 3ba	1804 sf	\$488	2026-07-05
\$855,000	2 / 2ba	1423 sf	\$601	2025-11-29
\$850,000	2 / 2ba	1380 sf	\$616	2025-01-29

Value & Financing

Price Positioning

\$475 /sq ft

Active listings here average **\$475/sf** vs **\$650/sf** across Holly.

27% below area average

Mortgage Snapshot

\$4,070 /mo

Entry price (from)	\$849,900
20% down payment	\$169,980
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1991	LEVELS 1	SUITES 44	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN NWS3373	MANAGEMENT Bower Property Management Inc

Overview

Garden Estates 6350 48A Avenue Delta, BC V4K 4W3, NWS3373 - Located in the popular neighbourhood of Holly in Ladner on the corner of 48A Avenue and 64 Street. This is a convenient location that is close to from Safeway, London Drugs, Save-On-Foods, recreation, shopping, restaurants, coffee shops, elementary and secondary schools, church, medical services and much more! Direct access to highways allows an easy commute to Surrey, Richmond, downtown Vancouver and other surrounding destinations. Garden Estates offers 44 homes built in 1991 that are professionally managed. Most homes feature one or two levels, cozy gas fireplaces, open-plan

living spaces, a separate dining room, insuite laundry, lots of storage throughout, skylights, sliding doors to your partially covered garden patio and private fenced backyards. This is a well maintained complex with recent updates including a new roof in 2007 and exterior paint in 2008. Other features include single car garages with additional parking stalls available, wheelchair access for rancher style townhomes and ample visitor parking. Garden Estates is a family oriented community with a 19+ age restriction. Pets are allowed with restrictions. No rentals. Garden Estates is a multiple address complex that includes 6320, 6350 and 6380 48A Avenue. This is a quiet neighbourhood that offers comfortable townhome living - live at Garden Estates.

Amenities & Features

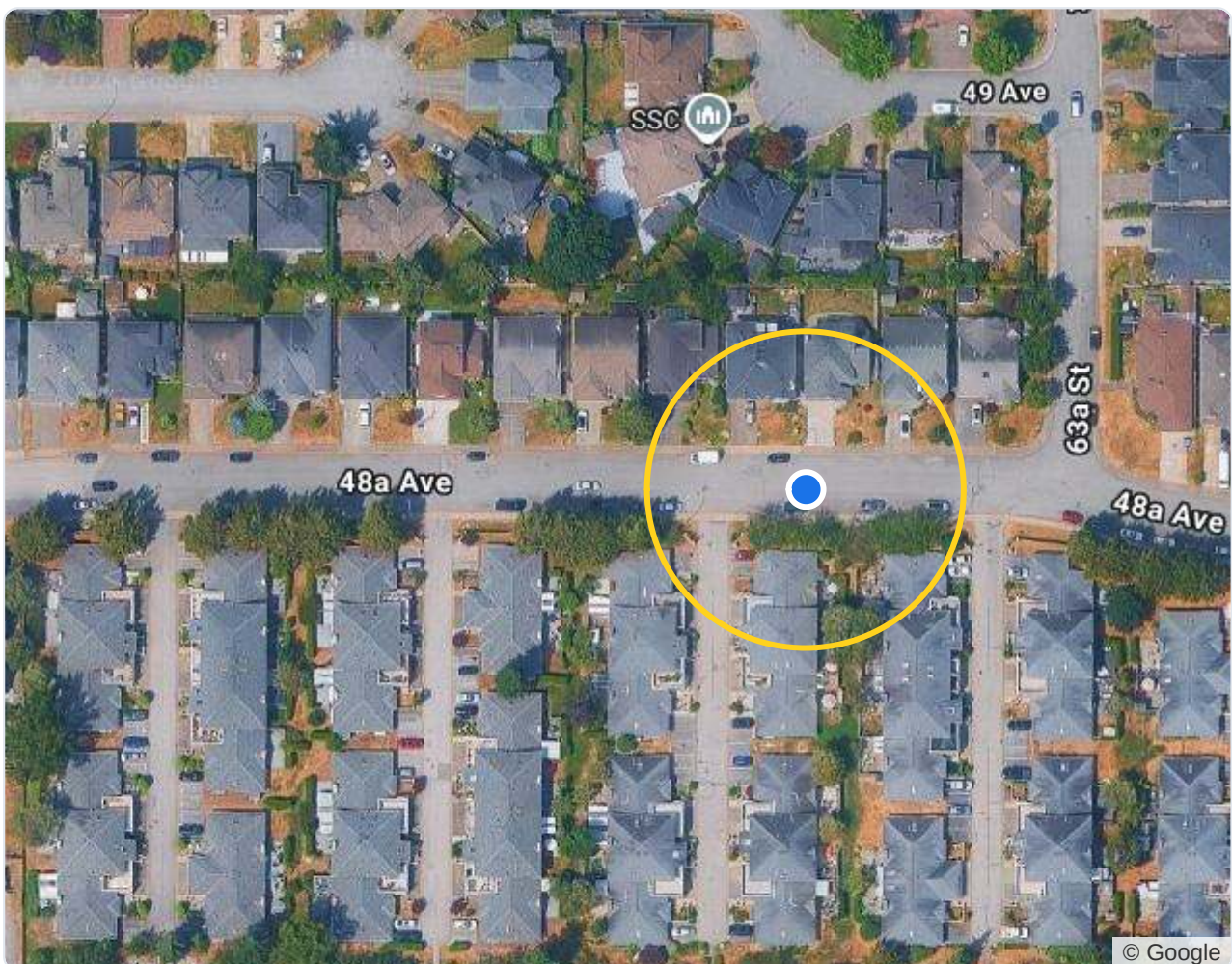
✓ None

Maintenance Fees Include

✓ Gardening

✓ Management

Location





Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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Book a Viewing
scan or call