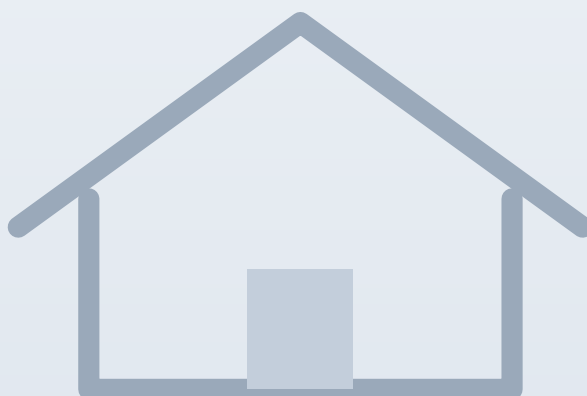


THE MORRISON

649 3rd St. · North Vancouver, BC V7L 1G6 · Lower Lonsdale



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2 FOR SALE
FROM \$1,649,999**3** SOLD · 12 MO
\$1,510,000–\$1,812,500

Unit Mix

1 Bedroom4 units
638 – 696 sf
from \$664,000**2 Bedroom**13 units
1,082 – 1,745 sf
from \$990,000**3 Bedroom**14 units
1,814 – 2,282 sf
from \$1,369,000**4 Bedroom**4 units
2,173 – 2,285 sf
from \$1,849,000

For Sale in THE MORRISON & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,849,000	4 / 5	2285 sf	\$809	125 649 E 3RD STREET
\$1,649,999	3 / 4	1836 sf	\$899	207 649 E 3 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,510,000	3 / 4ba	1880 sf	\$803	2026-07-13
\$1,650,000	3 / 4ba	1886 sf	\$875	2026-03-05
\$1,812,500	3 / 5ba	2193 sf	\$826	2025-10-18
\$1,025,000	2 / 2ba	1094 sf	\$937	2025-05-27

Value & Financing

Price Positioning

\$854 /sq ft

Active listings here average **\$854/sf** vs **\$992/sf** across Lower Lonsdale.

14% below area average

Mortgage Snapshot

\$7,902 /mo

Entry price (from) **\$1,649,999**

20% down payment **\$330,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2020	LEVELS 3	SUITES 40	CONSTRUCTION Frame - Wood
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN EPS6255	

Overview

Welcome to The Morrison. The Morrison is a 40-home strata residence located at 649 3Rd Street in North Vancouver, in the Lower Lonsdale neighbourhood. Completed in 2020, it is registered under Strata Plan EPS6255 and held as Freehold Strata. It sits near the intersection of 3rd Street & Fell Avenue.

Residents enjoy an array of amenities including bike room, in-suite laundry and storage, garage underground parking and radiant heating.

Set in Lower Lonsdale, North Vancouver, The Morrison offers a central location, recreation, shopping and ski hill nearby. Explore floor plans, prices, availability, MLS listings and full building details on BCCondos.net.

Amenities & Features

- ✓ Bike Room
- ✓ In Suite Laundry
- ✓ Storage

Maintenance Fees Include

- ✓ Gas
- ✓ Heat
- ✓ Hot Water
- ✓ Management
- ✓ Snow Removal

Location



Les Twarog

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Book a Viewing
scan or call