

BUILDING BROCHURE

OAKWOOD - 6528 DENBIGH BUILDING

6528 Denbigh Ave. · Burnaby, BC V5H 3R8 · Forest Glen BS



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3 FOR SALE
FROM \$650,000

3 SOLD · 12 MO
\$616,500-\$773,500

12-MO SOLD TREND
-36.6

BC Condos & Homes Team
604-671-7000 | www.VancouverFloorPlans.com



Unit Mix

1 Bedroom 4 units 753 – 909 sf from \$519,900	2 Bedroom 28 units 800 – 1,339 sf from \$540,000	3 Bedroom 5 units 1,083 – 1,801 sf from \$773,500
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For Sale in Oakwood - 6528 Denbigh Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$738,000	2 / 2	1000 sf	\$738	59 6528 DENBIGH AVENUE
\$699,900	2 / 2	938 sf	\$746	320 6508 DENBIGH AVENUE
\$650,000	2 / 1	806 sf	\$806	413 6508 DENBIGH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$773,500	3 / 2ba	1083 sf	\$714	2026-05-01
\$629,000	2 / 2ba	808 sf	\$778	2026-02-19
\$616,500	2 / 1ba	806 sf	\$765	2025-12-02
\$829,000	2 / 2ba	1061 sf	\$781	2025-07-30

Value & Financing

Price Positioning \$764 /sq ft Active listings here average \$764/sf vs \$860/sf across Forest Glen BS. 11% below area average	Mortgage Snapshot \$3,113 /mo Entry price (from) \$650,000 20% down payment \$130,000 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 2004	LEVELS 3	SUITES 136	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN BCS319	DEVELOPER Intracorp
MANAGEMENT First Service Residential			

Overview

Oakwood - 6528 Denbigh Ave, Burnaby, BC V5H 3R7, BCS319 - located in Forest Glen area of Burnaby South, just steps to Kingsway, minutes to Royal Oak skytrain station. Enjoy peaceful walk or BBQ with your friends and family at Deer Lake Park that is close to the complex. London Drugs and VCC are minutes away. There are a lot of restaurants in the neighbourhood such as Sushi Oyama, Sushi House, Chinese Cuisine, Pho Hoa, Po King Seafood that you can chose to have your dinner. The Oakwood was built in 2004 by Intracorp. It has frame-wood construction, four levels and full rain screen. This development is part of a 136 unit complex. 6508 Denbigh Avenue has 76 units, 6528 Denbigh Avenue has 24 units and 6539 Elgin has 36 units. The grounds are well groomed and the suites boasts views of the North Shore mountains. The cozy lounge is a perfect place to fireside conversations with your neighbours, and attractively detailed corridors lead to each unit. All homes provide patio or deck. The complex offers 1, 2 or 3-bedroom homes. Most of them feature in-suite laundry, storage locker, 9' ceilings, delux appliances, balcony, quality carpeting, secured underground parking, gas fireplace in the living room.

Crossroads are Kingsway and Oakland St

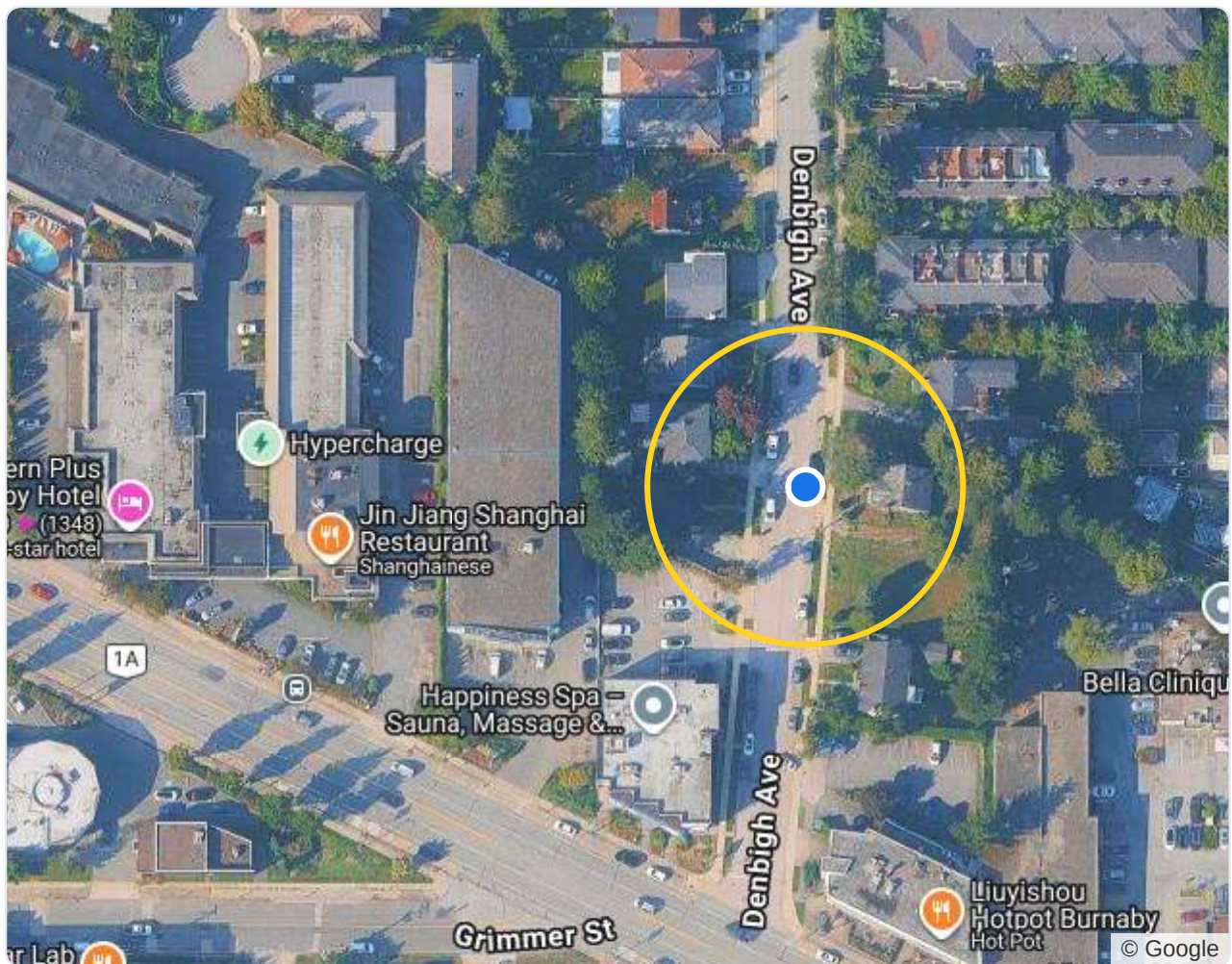
Amenities & Features

- ✓ In Suite Laundry

Maintenance Fees Include

- | | |
|------------------|-------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Gas | ✓ Hot Water |
| ✓ Management | |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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