

BUILDING BROCHURE

BALMORAL ON THE PARK

6759 Willingdon Ave. · Burnaby, BC V5H 3Y9 · Metrotown



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1 FOR SALE
FROM \$409,900

12-MO SOLD TREND
-5.8

Unit Mix

1 Bedroom

8 units
631 – 698 sf
from \$355,000

2 Bedroom

11 units
787 – 1,330 sf
from \$440,000

For Sale in Balmoral On The Park & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$409,900	1 / 1	655 sf	\$626	1202 6759 WILLINGDON AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$504,000	2 / 1ba	792 sf	\$636	2025-07-30
\$438,000	1 / 1ba	662 sf	\$662	2025-07-01
\$404,000	1 / 1ba	683 sf	\$592	2025-06-30
\$536,000	2 / 1ba	805 sf	\$666	2024-09-08

Value & Financing

Price Positioning

\$626 /sq ft

Active listings here average \$626/sf vs \$892/sf across Metrotown.

30% below area average

Mortgage Snapshot

\$1,963 /mo

Entry price (from)	\$409,900
20% down payment	\$81,980
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT
1976

LEVELS
14

SUITES
82

CONSTRUCTION
Concrete

EXTERIOR
Concrete

TITLE TO LAND
Freehold Strata

STRATA PLAN
NWS555

MANAGEMENT
**Strataco
Management Ltd.**

Overview

Balmoral On The Park - 6759 Willingdon Avenue, Burnaby, BC V5H 3Y9, NWS555 - situated in the Metrotown area of Burnaby South, on Willingdon Avenue. Save-On-Foods, Marketplace IGA, various convenience stores, fresh food markets, coffee shops, banks, pharmacies and medical centres are located within less than a kilometre. Located on Kingsway, between Willingdon and Oak, Metrotown abounds with hundreds of retail opportunities, specialty services, department stores, food courts and cinemas. There are excellent restaurants in the neighbourhood including Earls, Boston Pizza, Pizza Hut, various Greek, Chinese and Japanese restaurants and several pubs. Central Park is one block away. Dr. H. N. MacCorkindale, Champlain Heights Elementary schools, Killarney and Windermere High Schools are a short bus ride away. Transit links including buses and Patterson Skytrain located within walking distance, provide an easy commute to neighbouring city centers and Downtown Vancouver. Highway 1 provides quick access to North Vancouver, Whistler, and Canada Provinces.

Balmoral On The Park - built in 1976, 14-level highrise complex that consists of 82 condos featuring excellent layout, large windows and balcony. Building amenities include party room, indoor pool, sauna, storage locker, secured underground parking, visitor parking, lovely gardens and elevator. Maintenance fees include caretaker, garbage pickup, gardening, heat, hot water, management and recreation facilities.

Balmoral On The Park - well-maintained, quiet complex conveniently located close to shopping services and amenities - move here today!

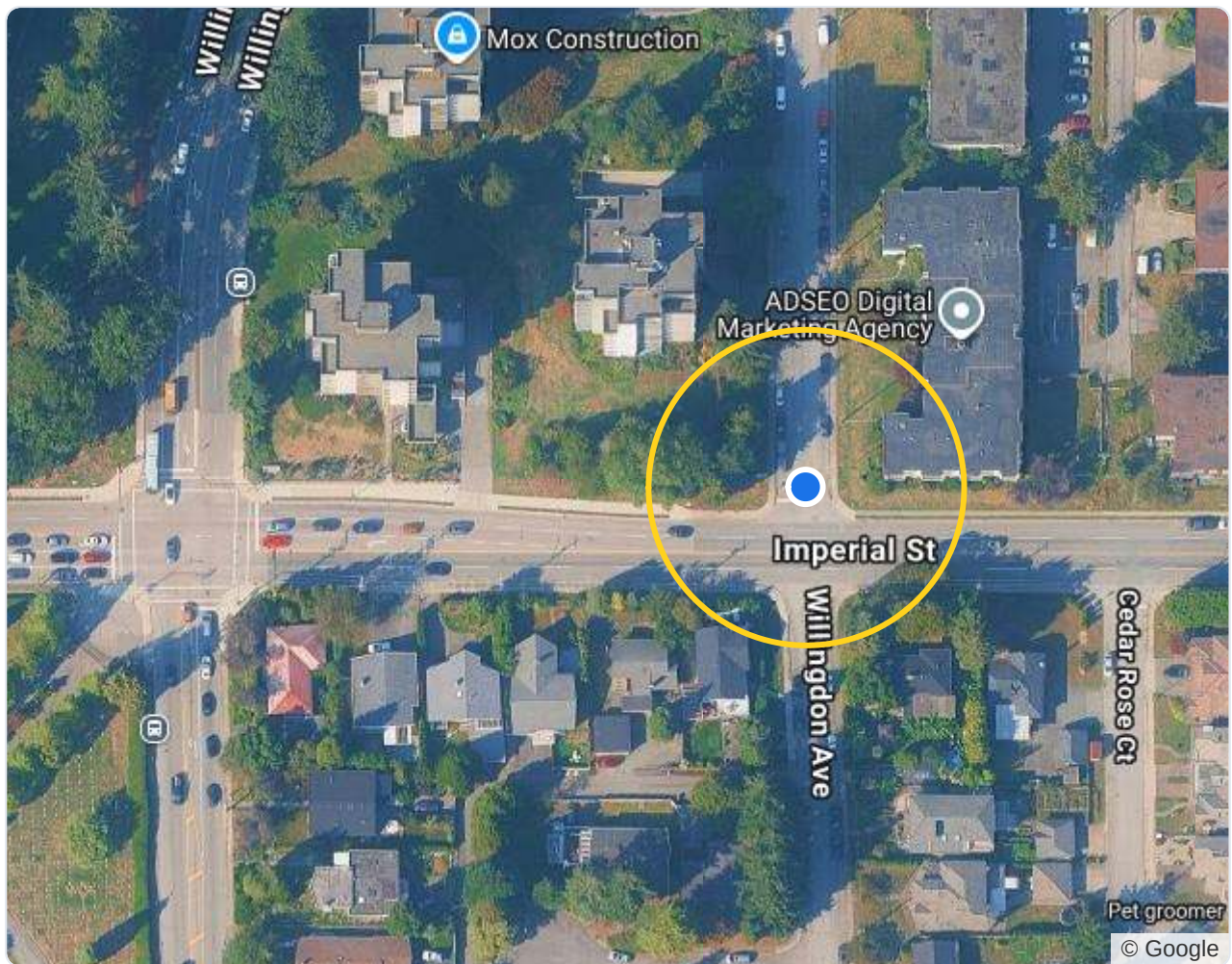
Amenities & Features

- ✓ Elevator
- ✓ Sauna/steam Room
- ✓ Wheelchair Access
- ✓ Pool; Indoor
- ✓ Shared Laundry

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Hot Water
- ✓ Recreation Facility
- ✓ Garbage Pickup
- ✓ Heat
- ✓ Management

Location



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