

BUILDING BROCHURE

CARMEL

6833 Village Green Grove · Burnaby, BC V5E 4M1 · Highgate



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1 FOR SALE
FROM \$485,000

7 SOLD · 12 MO
\$390,000–\$640,880


12-MO SOLD TREND
-42.4

Unit Mix

1 Bedroom

18 units
528 – 684 sf
from \$390,000

2 Bedroom

19 units
718 – 871 sf
from \$400,000

For Sale in Carmel & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$485,000	1 / 1	607 sf	\$799	322 6833 VILLAGE GREEN

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$400,000	2 / 1ba	732 sf	\$546	2026-06-01
\$640,880	2 / 2ba	871 sf	\$736	2026-05-31
\$638,888	2 / 2ba	821 sf	\$778	2026-05-02
\$445,000	1 / 1ba	677 sf	\$657	2026-03-21

Value & Financing

Price Positioning

\$799 /sq ft

Active listings here average **\$799/sf** vs **\$775/sf** across Highgate.

3% above area average

Mortgage Snapshot

\$2,323 /mo

Entry price (from) **\$485,000**

20% down payment **\$97,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2000	LEVELS 4	SUITES 79	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS4123	DEVELOPER Adera
MANAGEMENT Strataco Management Ltd.			

Overview

Carmel - 6833 Village Green Grove, Burnaby, BC V5E 4M1, LMS4123 - Located on Village Green Grove and Beresford Street in the popular Highgate subarea of Burnaby South - a vibrant urban community filled with local amenities, entertainment venues, recreational facilities, schools, conveniences, shopping and restaurants within a short distance away. Carmel is also close to theatres, libraries and numerous parks for outdoor enjoyment. The notable landmarks around Carmel include Michael J Fox Theatre, National Nikkei Heritage Centre Society, Highland Park Line, Southridge and Byrne Creek Urban Trails, Metropolis at Metrotown and Richmond Park. Direct access to the Kingsway and other major routes allows an easy commute to surrounding destinations including Vancouver, Richmond and New Westminster. Carmel is close to Stride Avenue Elementary and Byrne Creek Secondary Schools, Highgate Preschool, PrimeCare Medical Clinic, Highgate Village shopping Centre, YYoga, Curves and Anytime Fitness Centres, Rona Home Centre and a wide variety of ethnic restaurants including Tim Hortons, Pearl House, Hi Genki, Wings Pub and Grill, Nao Sushi and many others. Carmel is a four level complex built in 2000 by award winning Adera that consists of 79 units featuring 9' ceilings, living room with vaulted ceilings, open kitchen to living and dining rooms, ground floor patio, private balcony, gas fireplace, in-suite laundry, secured parking stall, bike room and storage locker. The complex also offers elevator, wheelchair access and playground. Maintenance fees include caretaker, garbage pickup, gardening, gas, hot water and management. Carmel offers great living in the heart of the popular and safe neighbourhood - Live here today!

Amenities & Features

- ✓ Elevator
- ✓ Wheelchair Access
- ✓ In Suite Laundry

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

604 671 7000 · les@6717000.com · bccondos.net



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