

BUILDING BROCHURE

FAIRCHILD COURT - 688 FAIRCHILD BUILDING

688 Fairchild Rd. · Vancouver, BC V5Z 4P7 · Oakridge



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1 FOR SALE
FROM \$1,199,000

12-MO SOLD TREND
9.1

Unit Mix

1 Bedroom

3 units
730 – 947 sf
from \$620,000

2 Bedroom

7 units
1,008 – 1,090 sf
from \$850,000

3 Bedroom

4 units
1,291 – 3,120 sf
from \$1,095,000

For Sale in Fairchild Court – 688 Fairchild Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,199,000	3 / 2	1367 sf	\$877	403 688 FAIRCHILD ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$850,000	2 / 2ba	1056 sf	\$805	2025-05-28
\$1,095,000	3 / 2ba	1291 sf	\$848	2025-04-14
\$950,000	2 / 2ba	1061 sf	\$895	2025-02-23
\$975,000	2 / 2ba	1008 sf	\$967	2025-02-14

Value & Financing

Price Positioning

\$877 /sq ft

Active listings here average \$877/sf vs \$1193/sf across Oakridge.

26% below area average

Mortgage Snapshot

\$5,742 /mo

Entry price (from)	\$1,199,000
20% down payment	\$239,800
Rate / amortization	5.24% · 25 yr

YEAR BUILT 1995	LEVELS 6	SUITES 113	CONSTRUCTION Concrete
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1751	MANAGEMENT Associa

Overview

Fairchild Court at 688 Fairchild Road, Vancouver, BC V5Z 4P7 - strata plan LMS1751. Located in the Oakridge area of Vancouver West, near the crossroads of Fairchild Road and West 45th Avenue. Fairchild Court is a low-rise building, built in 1995 with 113 units over 6 levels. Building features include a bike room, club house, exercise centre, guest suite, in-suite laundry, indoor pool, storage and parking. Very accessible location in a great neighborhood. Minutes from the Canada Line skytrain, allowing easy access to Richmond, the airport, and downtown Vancouver. Direct bus route to UBC, and just minutes from Oakridge Mall for all your shopping, dining, and entertainment needs. Nearby schools include King David High School, Dr. Annie B Jamieson Elementary, Eric Hamber Secondary, and Sir William Osler Elementary. Steps to Montgomery Park, Oak Meadows Park, Tisdall Park and Columbia Park.

Amenities & Features

- ✓ Bike Room
- ✓ Exercise Centre
- ✓ Guest Suite
- ✓ Club House
- ✓ Garden
- ✓ Pool; Indoor

Maintenance Fees Include

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

Location



Neighbourhood & Walkability — Oakridge

Oakridge is generally considered as a rectangular section of Vancouver that is bordered by the major thoroughfare Granville Street on the west and the busy multicultural route of Main Street on the east. West 41st Avenue marks the north border, with West 57th Avenue as the southern edge of the neighbourhood. Oak Street and Cambie Street, both among Vancouver's busiest roads, also run north-south through Oakridge, making for plenty of traffic during morning and evening rush ho...

Full Walk Score® at [walkscore.com](https://www.walkscore.com).



Les Twarog

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