

BUILDING BROCHURE

CHAMPLAIN VILLAGE

7089 Mont Royal Sq. · Vancouver, BC V5S 4W6 · Champlain Heights



Scan to view online



Unit Mix

1 Bedroom 2 units 662 – 730 sf from \$490,000	2 Bedroom 17 units 844 – 1,188 sf from \$589,000	3 Bedroom 2 units 1,128 – 1,389 sf from \$880,000
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Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$860,000	2 / 2ba	1188 sf	\$724	2025-07-28
\$845,000	2 / 2ba	1033 sf	\$818	2025-03-17
\$655,000	1 / 1ba	730 sf	\$897	2025-02-11
\$880,000	3 / 2ba	1128 sf	\$780	2024-05-20

YEAR BUILT 2004	LEVELS 4	SUITES 124	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN BCS648	DEVELOPER Intracorp
MANAGEMENT First Service Residential			

Overview

Champlain Village - 7089 Mont Royal Square, Vancouver, BC V5S 4W5, BCS648 - located in Champlain Heights area of East Vancouver, near the crossroads 54th East Avenue and Kerr Street. Champlain Village is conveniently located with close proximity to the Champlain Shopping Centre and Public Library. Direct bus to UBC. Walk to golf course, community centre and Killarney High School. Mont Royal Park sitting right in front of the building. Drug Store Pharmacy - Extra Food, Christian Korean Language School Society, Captain Cook Park, Gingerbread House Daycare, Ecole Anne Hebert Elementary and Kopernik Lodge are within steps from the complex. You can enjoy your favorite coffee at Starbucks, have your dinner at 54th Avenue Cafe or Sushi Go that are close to the complex. Fraserview Golf Course, Everett Crowley Park, Champlain Market, Champlain Heights Park, Community Centre, Village Market and Champlain Heights Annex are in the neighbourhood. The bus stops at your door. Patterson Skytrain Station is a couple of blocks away. The complex has an easy access to Trans-Canada Hwy1. Champlain Village was built in 2004 and was constructed by award-winning Intracorp. This complex has frame-wood construction, mixed exterior finishing and full rain screen. The building features 124 units with 79 condo units at

7089 Mont Royal Sq. 20 townhouse units at 3202-3250 E 54 Ave. 12 townhouse units at 7009-7031 Mont Royal Sq. and 13 townhouse units at 7008-7038 Saint Julien Mews. All 124 units are in strata. Two pets are allowed. Rentals are permitted. The complex is styled in the tradition of an English Village with beautiful landscape including courtyard, pond and fountain. The features are wheelchair access, lounge, bike storage, in-suite laundry and playground. Most homes offer high ceilings, open concept kitchen, fireplace, spacious living room, granite countertops, large windows, balcony and secured parking.

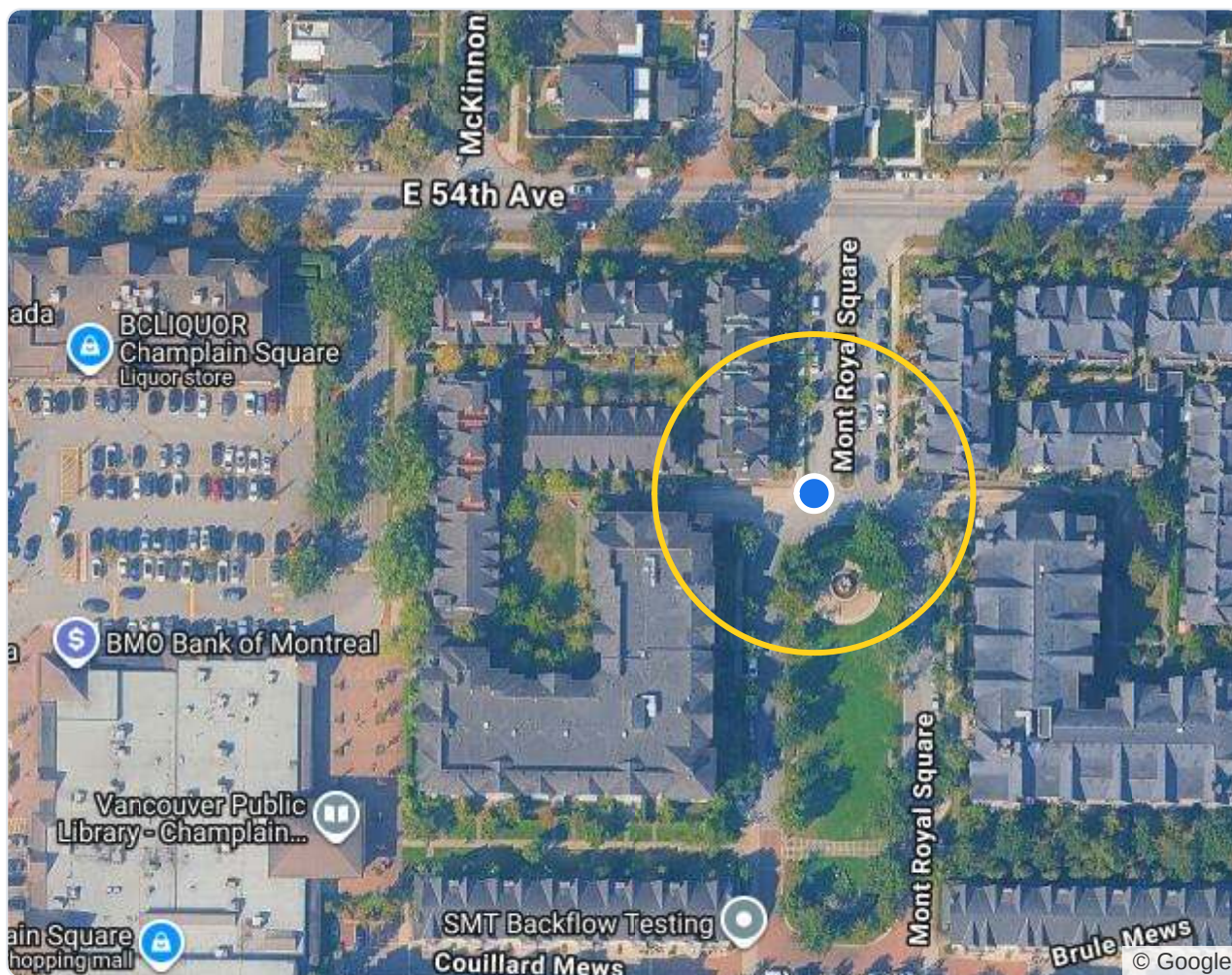
Amenities & Features

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

Maintenance Fees Include

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

Location





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