

# STORYBROOK

7131 Stride Ave. · Burnaby, BC V3N 1T6 · Edmonds BE



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**1** FOR SALE  
FROM \$575,000

**5** SOLD · 12 MO  
\$568,000–\$675,000



## Unit Mix

### 1 Bedroom

9 units  
673 – 700 sf  
from \$490,000

### 2 Bedroom

20 units  
752 – 866 sf  
from \$605,000

## For Sale in Storybrook & Complex

1 currently active

| ASKING           | BEDS / BATHS | SIZE   | \$/SF | UNIT / ADDRESS         |
|------------------|--------------|--------|-------|------------------------|
| <b>\$575,000</b> | 1 / 1        | 691 sf | \$832 | 101 7131 STRIDE AVENUE |

# Recently Sold in this Building

| SOLD PRICE | BEDS    | SIZE   | \$/SF | DATE       |
|------------|---------|--------|-------|------------|
| \$650,000  | 2 / 2ba | 762 sf | \$853 | 2026-06-01 |
| \$575,000  | 1 / 1ba | 680 sf | \$846 | 2026-05-21 |
| \$675,000  | 2 / 2ba | 812 sf | \$831 | 2026-05-02 |
| \$568,000  | 1 / 1ba | 682 sf | \$833 | 2026-01-17 |

# Value & Financing

|                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div><div>Price Positioning</div><div><div>\$832</div>/sq ft</div><div>Active listings here average <b>\$832/sf</b> vs <b>\$752/sf</b> across Edmonds BE.</div><div>11% above area average</div></div> | <div><div>Mortgage Snapshot</div><div><div>\$2,754</div>/mo</div><div><div>Entry price (from)</div><div>\$575,000</div></div><div><div>20% down payment</div><div>\$115,000</div></div><div><div>Rate / amortization</div><div>5.24% · 25 yr</div></div><div>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</div></div> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                          |                                              |                                                            |                                                      |
|----------------------------------------------------------|----------------------------------------------|------------------------------------------------------------|------------------------------------------------------|
| <div>YEAR BUILT</div> <div>2014</div>                    | <div>LEVELS</div> <div>4</div>               | <div>SUITES</div> <div>71</div>                            | <div>CONSTRUCTION</div> <div>Frame - Wood</div>      |
| <div>EXTERIOR</div> <div>Frame Wood</div>                | <div>TITLE TO LAND</div> <div>Freehold</div> | <div>STRATA PLAN</div> <div>EPS1956</div>                  | <div>DEVELOPER</div> <div>Ledingham Mcallister</div> |
| <div>ARCHITECT</div> <div>Integra Architecture Inc</div> |                                              | <div>MANAGEMENT</div> <div>First Service Residential</div> |                                                      |

# Overview

Storybrook Condos at 7131 Stride Avenue, Burnaby, BC, V3N 1T8. Storybrook is designed by Integra Architeture Inc. and developed by Ledingham McAllister. This 4-storey building has 71 Westcoast Style homes. When you walk into Storybrook, youll see that this is no ordinary place. Kitchens with KitchenAid stainless steel appliances including wall ovens and slide-in glass cooktops full-height tile backsplashes, and wide-plank wood laminate floors. Quartzstone countertops and Kohler faucets, Whirlpool washers and dryers. Ground floor suites have generous yards and private entrances. Storybrook is located in a quiet corner of the Edmonds Neighbourhood in South Burnaby.

Amenities close to Storybrook are the Edmonds Aquatic Centre with pool, two waterslides, gymnasiumand fitness centre. The edmonds SkyTrain station is just three minutes away, plus you

can walk to the new library, Stride Avenue Community School, Taylor Park Elementary School, St. Thomas More Collegiate School and Highgate Shopping Centre. Grocery stores close by are Save-on-Foods, Tommy's Market and New Generations Foods.

Crossroads are 10th Avenue and 18th Street

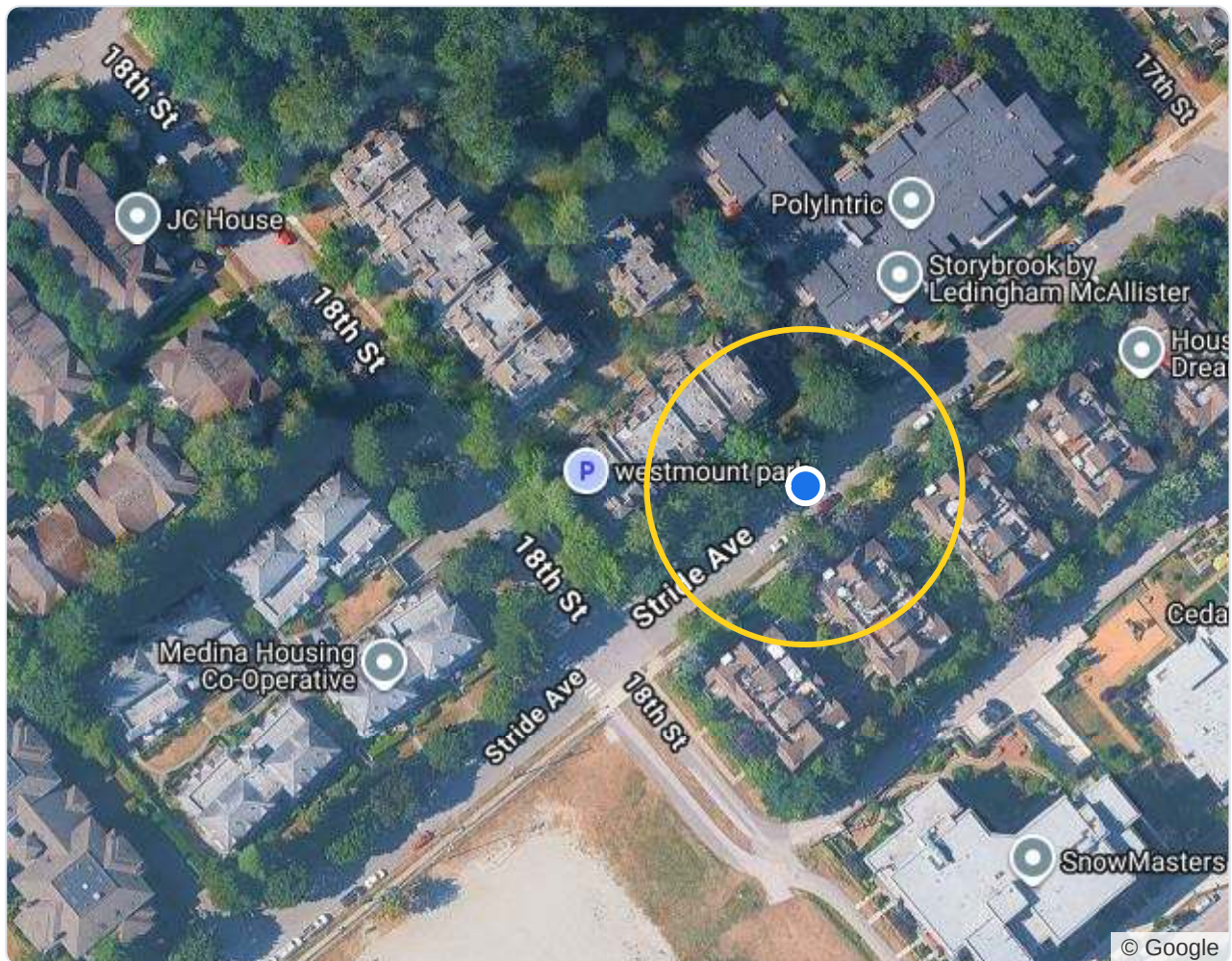
## Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Storage

## Maintenance Fees Include

- ✓ Caretaker
- ✓ Hot Water
- ✓ Management
- ✓ Sewer
- ✓ Snow Removal

## Location





## Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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



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