

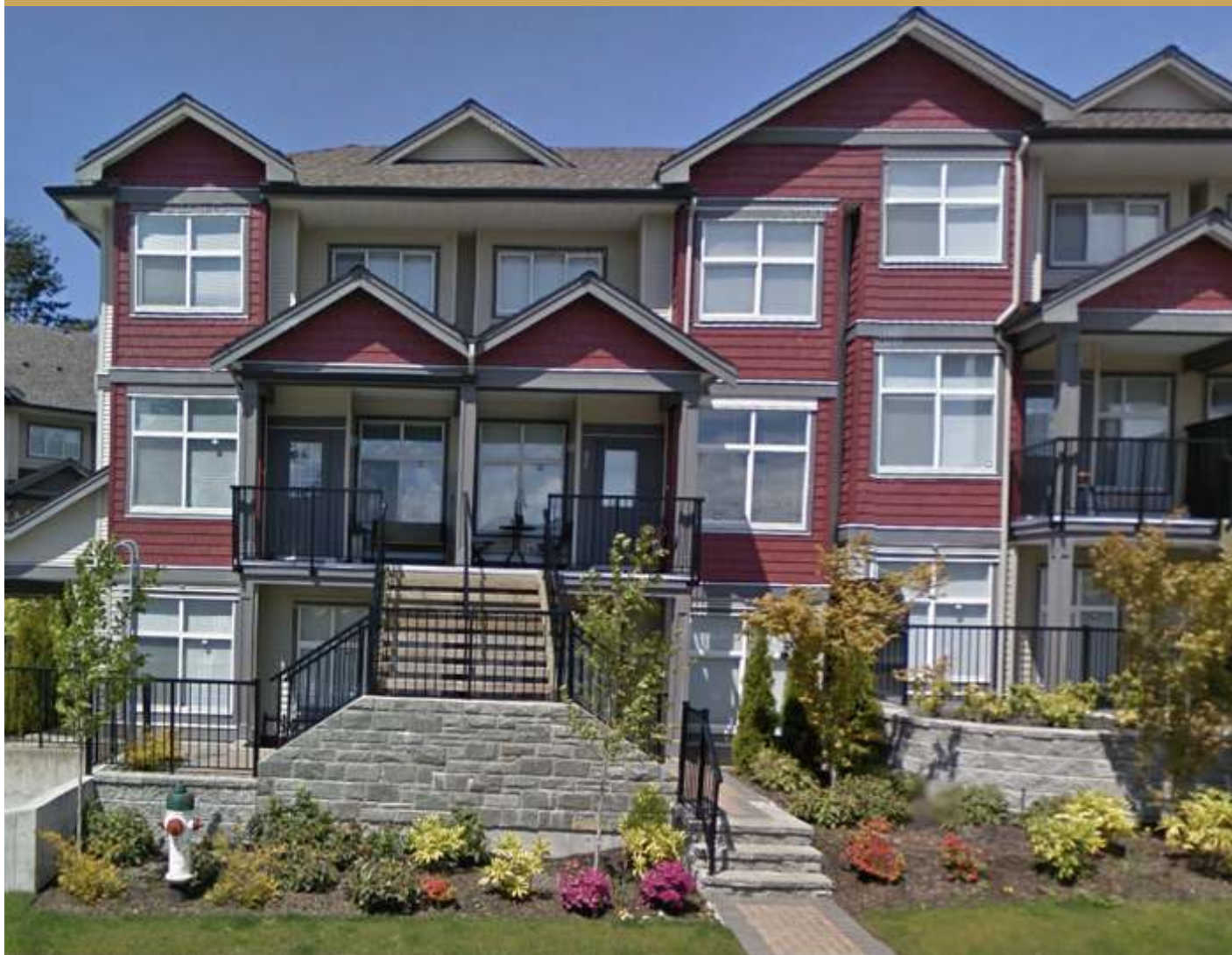
BUILDING BROCHURE

SOUTHGATE - 7333 16TH BUILDING

7333 16th Ave. · Burnaby, BC V3N 1N8 · Edmonds BE



Scan to view online



2 FOR SALE
FROM \$628,000

2 SOLD · 12 MO
\$499,000–\$665,000



BC Condos & Homes Team
604-671-7000 | www.VancouverFloorPlans.com



Unit Mix

1 Bedroom 1 unit 620 – 620 sf from \$499,000	2 Bedroom 19 units 826 – 954 sf from \$547,000	3 Bedroom 1 unit 834 – 834 sf from \$665,000
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For Sale in Southgate - 7333 16th Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$629,000	2 / 2	907 sf	\$693	207 7333 16TH AVENUE
\$628,000	2 / 2	915 sf	\$686	228 7333 16TH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$665,000	3 / 2ba	834 sf	\$797	2025-10-15
\$499,000	1 / 1ba	620 sf	\$805	2025-09-28
\$640,000	2 / 2ba	826 sf	\$775	2025-07-16
\$680,000	2 / 2ba	894 sf	\$761	2024-12-09

Value & Financing

Price Positioning \$690 /sq ft Active listings here average \$690/sf vs \$731/sf across Edmonds BE. 6% below area average	Mortgage Snapshot \$3,008 /mo Entry price (from) \$628,000 20% down payment \$125,600 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 2007	LEVELS 3	SUITES 55	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN BCS2137	DEVELOPER Thind Properties

Overview

Southgate - 7333 16 Avenue, Burnaby, BC V3N 0A8, BCS2137 - located in Edmonds Burnaby East area, near the crossroads 16 Avenue and Kingsway. Close to Stride Avenue Park, Stride Avenue Elementary, Youth Centre, PBF Pita Bread Factory, Byrne Creek Secondary, Poplar Park, Ernie Winch Park, Taylor Park and Byrne Creek Urban trails. Edmonds Skytrain station only minutes from the complex and bus stops are nearby. Highgate Shopping Centre just a couple of blocks from the development where you can find Save-On-Foods, Shoppers Drug Mart, Starbucks, Blenz, Subway, Liquor Store and fitness facility. There are a lot of restaurants in the neighbourhood where you can enjoy your lunch or dinner. House of Wings, Freshslice Pizza, Chinese Foods, Nao Sushi are only a few for your enjoyment. The Southgate was built in 2007 by Thind Holdings Ltd. It has frame-wood construction and full rain screen. There are 55 units in development and in strata. There are no restrictions on age, number of pets or rentals at Southgate. This complex is comprised of quiet 1 and 2 level townhouses featuring secure underground parking, 9' ceilings, v-groove laminate floors, stainless steel appliances, granite countertops, and electric fireplaces. The units range from 657 to 967 sq.ft. Floor plans carefully planned so that each square foot is usable by the entire family.

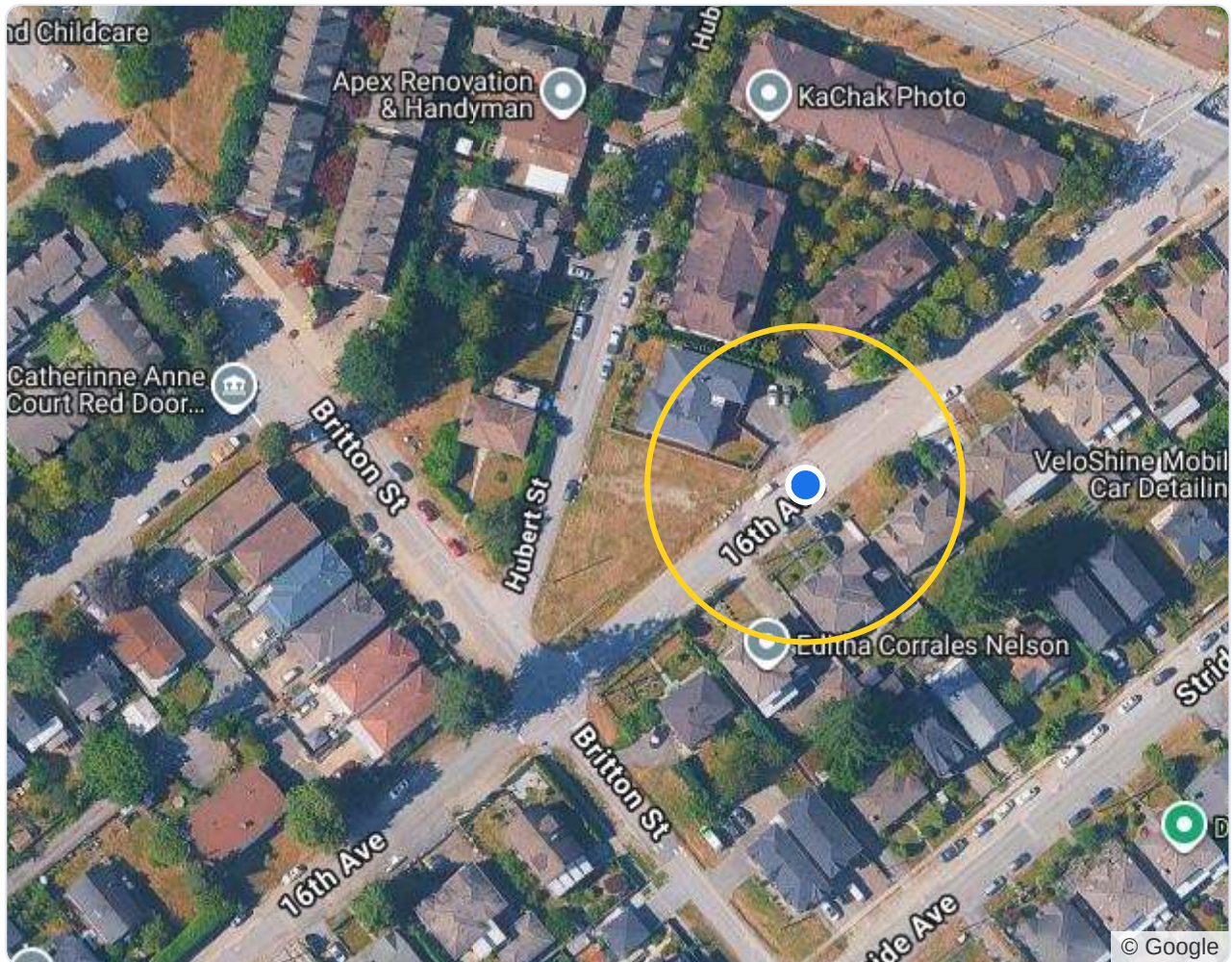
Amenities & Features

- ✓ In Suite Laundry
- ✓ Storage

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management

Location



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