

BUILDING BROCHURE

CHATEAU LYON

7428 19th Ave. · Burnaby, BC V3N 1E1 · Edmonds BE



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2 FOR SALE
FROM \$460,000

12-MO SOLD TREND
-7.7

Unit Mix

1 Bedroom

8 units
632 – 712 sf
from \$335,000

2 Bedroom

4 units
913 – 1,193 sf
from \$379,000

For Sale in Chateau Lyon & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$468,000	1 / 1	712 sf	\$657	106 7428 19TH AVENUE
\$460,000	2 / 1	913 sf	\$504	308 7428 19TH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$350,000	1 / 1ba	632 sf	\$554	2025-07-29
\$465,000	1 / 1ba	647 sf	\$719	2024-07-19
\$395,000	1 / 1ba	647 sf	\$611	2024-02-27
\$355,000	1 / 1ba	704 sf	\$504	2023-02-24

Value & Financing

Price Positioning

\$581 /sq ft

Active listings here average \$581/sf vs \$733/sf across Edmonds BE.

21% below area average

Mortgage Snapshot

\$2,203 /mo

Entry price (from) \$460,000

20% down payment \$92,000

Rate / amortization 5.24% · 25 yr

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

YEAR BUILT 1975	LEVELS 3	SUITES 39	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN NWS265	MANAGEMENT Ascent Real Estate Management Corporation

Overview

Chateau Lyon - 7428 19th Avenue, Burnaby V3N 1E1, NWS265 - Located in Burnaby East, close to Richmond Park. TD Bank Financial, Scotiabank and Save-On Foods are within half a kilometre's walk, and various fresh produce markets just around the corner. Highgate shopping centre with many shops and services is five minutes away. Some excellent restaurants in the neighbourhood include Amoroso Pasta House, Boston Pizza, The Met Bar and Grill, Dai Sushi and Nao Sushi. St. Thomas More Collegiate and Our Lady of Mercy schools are a short walk or busride away. Nearby Edmonds Skytrain provides an easy commute to neighbouring city centers and Downtown Vancouver.

Chateau Lyon - built in 1975, this well-maintained complex consists of 39 units featuring spacious rooms, insuite storage and storage locker on same floor as suite, private balconies, secure underground parking. New roof and siding less than two years old. Maintenance fees include caretaker, garbage pickup, gardening, heat, hot water and management.

Chateau Lyon - convenient location within quiet neighbourhood - move here today!

Amenities & Features

- | | |
|------------|------------------|
| ✓ Elevator | ✓ Shared Laundry |
|------------|------------------|

Maintenance Fees Include

- | | |
|-------------|------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Heat |
| ✓ Hot Water | ✓ Management |

Location



Les Twarog

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