

BUILDING BROCHURE

WINSTON GARDENS - 7488 SALISBURY BUILDING

7488 Salisbury Ave. · Burnaby, BC V5E 3A3 · Highgate



Scan to view online



3 FOR SALE
FROM \$998,000

3 SOLD · 12 MO
\$850,000-\$975,000


12-MO SOLD TREND
-12.4

Unit Mix

3 Bedroom

14 units
1,352 – 1,887 sf
from \$849,900

For Sale in Winston Gardens - 7488 Salisbury Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,098,000	3 / 3	1845 sf	\$595	6 7488 SALISBURY AVENUE
\$1,068,000	3 / 3	1887 sf	\$566	11 7488 SALISBURY AVENUE
\$998,000	3 / 3	1845 sf	\$541	6 7488 SALISBURY AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$850,000	3 / 3ba	1395 sf	\$609	2026-04-28
\$939,000	3 / 3ba	1391 sf	\$675	2026-03-05
\$975,000	3 / 3ba	1400 sf	\$696	2025-10-03
\$945,000	3 / 3ba	1358 sf	\$696	2025-06-19

Value & Financing

Price Positioning

\$567 /sq ft

Active listings here average \$567/sf vs \$768/sf across Highgate.

26% below area average

Mortgage Snapshot

\$4,780 /mo

Entry price (from) \$998,000

20% down payment \$199,600

Rate / amortization 5.24% · 25 yr

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

YEAR BUILT 1996	LEVELS 3	SUITES 38	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS2158	MANAGEMENT Korecki Real Estate Services Inc.

Overview

Winston Gardens - 7488 Salisbury Avenue, Burnaby, BC V5E 3A3, Canada. Strata Plan LMS2158 - Located on Salisbury Avenue and Edmonds Street in the popular Highgate subarea of Burnaby South a vibrant urban community filled with local amenities, entertainment venues, recreational facilities, schools, conveniences, shopping and restaurants within a short distance away. Winston Gardens is also close to theatres, libraries and numerous parks for outdoor enjoyment. The notable landmarks around Winston Gardens include Michael J Fox Theatre, National Nikkei Heritage Centre Society, Southridge and Byrne Creek Urban Trails, Metropolis at Metrotown, Highland Park Line Trail and the Richmond Park. Direct access to the Kingsway and other major routes allows an easy commute to surrounding destinations including Vancouver, Richmond and New Westminster. Winston Gardens is close to Stride Avenue Elementary School and Edmonds Skytrain Station, Highgate YYoga, Middlegate Shopping Centre, Rona Home Centre and a wide variety of ethnic restaurants including Anatolia's Gate, Nao Sushi, House of Wings, Me-N-Ed's Pizza Parlor, Wings Pub and Grill, Mr Ho Wonton House and many others. Winston Gardens is a townhome complex built in 1996 that consists of 38 units featuring gas fireplace, private fenced backyard and balcony. The complex also offers security gate, parking and recreation center with library. Maintenance fees include garbage pickup, gardening, gas, management and recreation facility. Winston Gardens offers great living in the heart of the popular and safe neighbourhood - Live here today!

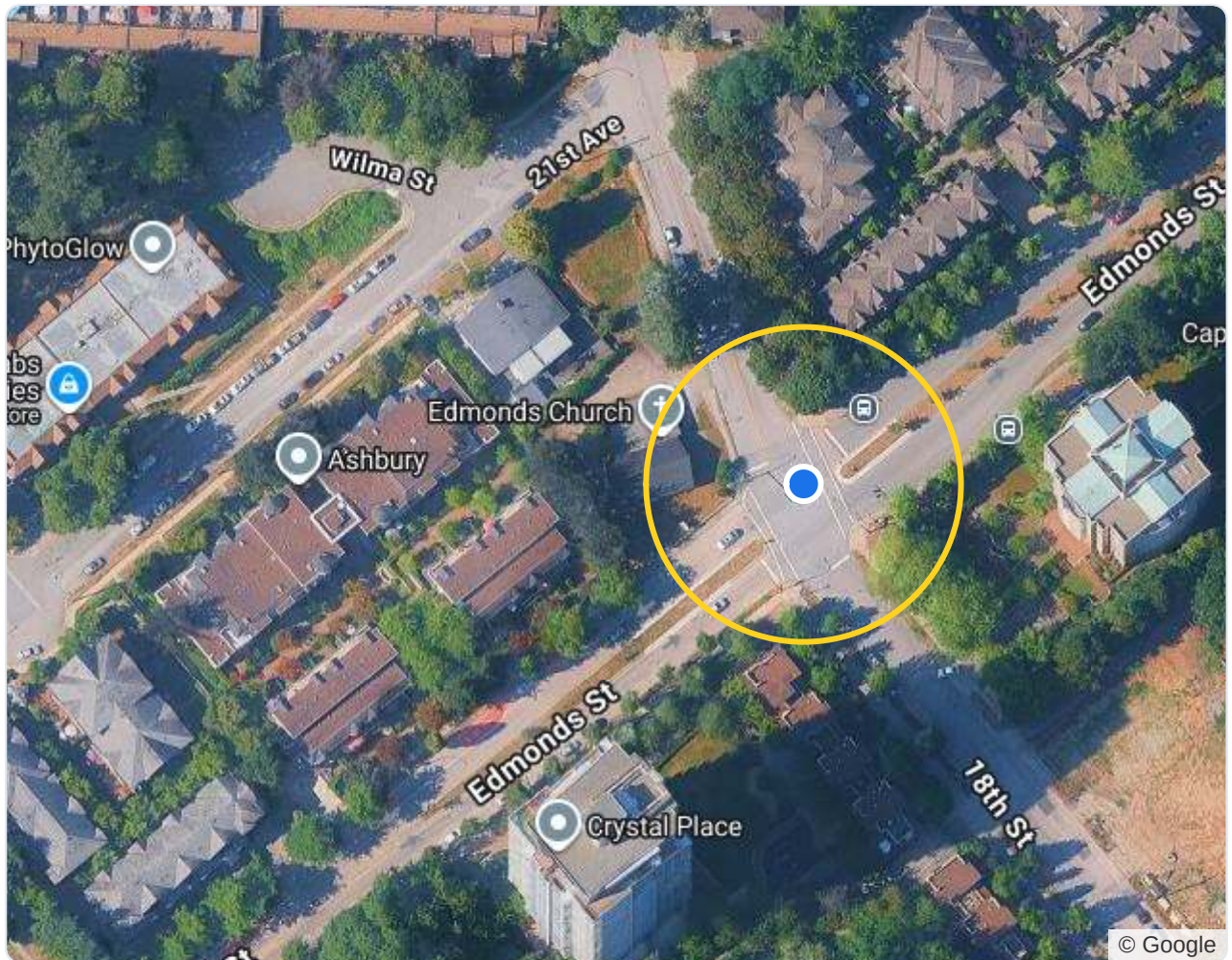
Amenities & Features

- ✓ Recreation Center

Maintenance Fees Include

- | | |
|-----------------------|--------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Gas | ✓ Management |
| ✓ Recreation Facility | |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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