

BUILDING BROCHURE

CRYSTAL GATE

7139 18th Ave. · Burnaby, BC V3N 4Z3 · Edmonds BE



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1 FOR SALE
FROM \$668,000

5 SOLD · 12 MO
\$532,000–\$685,000

12-MO SOLD TREND
-10.3

Unit Mix

1 Bedroom

9 units
805 – 910 sf
from \$450,000

2 Bedroom

22 units
904 – 1,107 sf
from \$497,500

For Sale in Crystal Gate & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$668,000	2 / 2	989 sf	\$675	211 7139 18TH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$655,000	2 / 2ba	995 sf	\$658	2026-04-05
\$675,000	2 / 2ba	1107 sf	\$610	2026-03-08
\$605,000	2 / 1ba	932 sf	\$649	2025-11-19
\$532,000	1 / 1ba	837 sf	\$636	2025-10-22

Value & Financing

Price Positioning

\$675 /sq ft

Active listings here average **\$675/sf** vs **\$760/sf** across Edmonds BE.

11% below area average

Mortgage Snapshot

\$3,199 /mo

Entry price (from) **\$668,000**

20% down payment **\$133,600**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1994	LEVELS 4	SUITES 58	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1127	

Overview

Crystal Gate - 7139 18th Avenue, Burnaby V3N 1H2, LMS1127 - Located in Burnaby East, beside Poplar Park. Save-On Foods is within half a kilometre's walk, and various fresh produce markets

just around the corner. Five minutes to Highgate Shopping Centre. 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 Connaught Heights Elementary schools are a short busride away. Direct transit links to Edmonds Skytrain and an easy commute to neighbouring city centers and Downtown Vancouver are easily accessible. [»](#)

Crystal Gate - built in 1994, consists of 54 units over 4 levels and feature rainscreen technology, large windows, gas fireplaces, hardwood, tile and laminate flooring; open concept floor plans, insuite laundries and oversized patios. Amenities for this complex include a hot tub, lounge with billiard table and landscaped garden. Maintenance fees cover garbage pickup, gardening, gas, hot water, management and recreation facilities.

Crystal Gate - conveniently located close to transit, shopping and park - move to this neighbourhood today!

Amenities & Features

- | | |
|---------------------|---------------------|
| ✓ Elevator | ✓ In Suite Laundry |
| ✓ Recreation Center | ✓ Swirlpool/hot Tub |

Maintenance Fees Include

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

Location



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