

EMERALD PARK PLACE

5183 Melbourne · Vancouver, BC V5R 6E6 · Collingwood VE



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2 FOR SALE
FROM \$548,000

6 SOLD · 12 MO
\$395,000–\$500,000



Unit Mix

Studio

1 unit
470 – 470 sf
from \$405,000

1 Bedroom

38 units
429 – 783 sf
from \$359,000

2 Bedroom

33 units
702 – 1,005 sf
from \$513,000

3 Bedroom

8 units
969 – 1,187 sf
from \$662,000

For Sale in Emerald Park Place & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$729,000	2 / 2	1005 sf	\$725	203 5288 MELBOURNE STREET
\$548,000	2 / 1	831 sf	\$659	208 5288 MELBOURNE STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$400,000	1 / 1ba	517 sf	\$774	2026-08-05
\$500,000	1 / 1ba	679 sf	\$736	2026-05-12
\$476,000	1 / 1ba	565 sf	\$842	2026-04-21
\$450,000	1 / 1ba	517 sf	\$870	2026-02-10

Value & Financing

Price Positioning

\$692 /sq ft

Active listings here average **\$692/sf** vs **\$931/sf** across Collingwood VE.

26% below area average

Mortgage Snapshot

\$2,625 /mo

Entry price (from)	\$548,000
20% down payment	\$109,600
Rate / amortization	5.24% · 25 yr

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

CONSTRUCTION
Concrete

EXTERIOR
Mixed

TITLE TO LAND
Freehold Strata

STRATA PLAN
LMS3434

Overview

Welcome to Emerald Park Place. Emerald Park Place is a strata residence located at Emerald Park Place in Vancouver, in the Collingwood neighbourhood. It is registered under Strata Plan LMS3434 and held as Freehold Strata.

Residents enjoy an array of amenities including bike room, elevator, exercise centre and in-suite laundry, garage underground parking and baseboard / electric heating.

Set in Collingwood, Vancouver, Emerald Park Place offers a central location, recreation and shopping nearby. Explore floor plans, prices, availability, MLS listings and full building details on BCCondos.net.

Amenities & Features

- ✓ Bike Room
- ✓ Exercise Centre
- ✓ Elevator
- ✓ In Suite Laundry

Maintenance Fees Include

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

Location



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