

BUILDING BROCHURE

HERITAGE GREEN - 3978 ALBERT BUILDING

3978 Albert St. · Burnaby, BC V5C 2E1 · Vancouver Heights



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1 FOR SALE
FROM \$728,888

1 SOLD · 12 MO
\$587,000–\$587,000

12-MO SOLD TREND
4.8

Unit Mix

1 Bedroom

4 units
676 – 833 sf
from \$465,200

2 Bedroom

4 units
936 – 994 sf
from \$560,000

For Sale in Heritage Green - 3978 Albert Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$728,888	2 / 2	936 sf	\$779	209 3978 ALBERT STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$587,000	1 / 1ba	833 sf	\$705	2026-04-05
\$568,000	1 / 1ba	676 sf	\$840	2023-04-27
\$465,200	1 / 1ba	736 sf	\$632	2022-10-18
\$600,000	1 / 1ba	823 sf	\$729	2022-03-14

Value & Financing

Price Positioning

\$779 /sq ft

Active listings here average **\$779/sf** vs **\$936/sf** across Vancouver Heights.

17% below area average

Mortgage Snapshot

\$3,491 /mo

Entry price (from) **\$728,888**

20% down payment **\$145,778**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1994	LEVELS 3	SUITES 28	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1122	MANAGEMENT Bayside Property Services Ltd.

Overview

Heritage Green - 3978 Albert Street, Burnaby V5C 2E2, LMS1122 - Located in the popular Vancouver Heights of Burnaby North. Conveniently situated just off East Hastings Street and moments from the Trans Canada Highway. Close to grocery stores, convenience stores, mini marts, medical centres, coffee shops, banks and pubs. Excellent restaurants in the area include La Villetta Restaurant, Baci Restaurant, Anton's Pasta Bar, several pizza restaurants and various Japanese and Sushi restaurants. St. Helen's and Sir John Franklin Elementary Schools are within an easy stroll with several High schools a short busride away. Public transit allow an easy commute - 15minutes to BCIT, 20minutes to Downtown or SFU. The Hastings corridor provides quick and easy access to Downtown Vancouver, North Vancouver and Whistler.

Built in 1994, Heritage Green is a well maintained 28-unit complex featuring functional layout, cosy gas fireplace, large closets, insuite laundries, balconies, storage lockers and 2 parking stalls. Maintenance fees include garbage pickups, gardening, gas and management.

Heritage Green - convenient location, well-maintained building - move to this neighbourhood today!

Amenities & Features

- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gas
- ✓ Gardening
- ✓ Management

Location



Les Twarog

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