

IZUMIDONO

338 Ward St. · New Westminster, BC V3L 3N8 · Sapperton



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1 FOR SALE
FROM \$372,000

12-MO SOLD TREND
30.2

Unit Mix

1 Bedroom

4 units
705 – 718 sf
from \$332,500

2 Bedroom

2 units
872 – 883 sf
from \$387,000

For Sale in Izumidono & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$372,000	1 / 1	705 sf	\$528	201 338 WARD STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$441,888	1 / 1ba	711 sf	\$622	2024-02-16
\$500,000	2 / 1ba	883 sf	\$566	2022-06-25
\$387,000	2 / 1ba	872 sf	\$444	2021-03-28
\$332,500	1 / 1ba	711 sf	\$468	2020-10-06

Value & Financing

Price Positioning

\$528 /sq ft

Active listings here average **\$528/sf** vs **\$746/sf** across Sapperton.

29% below area average

Mortgage Snapshot

\$1,782 /mo

Entry price (from)	\$372,000
20% down payment	\$74,400
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 14	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN NWS397	

Overview

Izumidono - 338 Ward Street New Westminster, BC V3L 3N8, NWS397 - Located in the desirable area of Sapperton in New Westminister on Ward Street and Buchanan Avenue. This is a central location that is close to public transit, IGA, restaurants, Royal City Shopping Centre, coffee shops, medical services, schools, library, recreation and more! Direct access to highways allows an easy commute to surrounding destinations including Richmond, Ladner and Surrey. Izumidono offers three levels with 14 unique homes built in 1975 that are self managed. Most homes feature spacious floor plans, open plan kitchens, plenty of windows, gas fireplaces, vaulted ceilings in top level units, skylights in top level units and balconies with gorgeous views of the mountains and city.

This is a well maintained building with recent updates including a newer roof and boiler in 2005. Izumidono is a adult oriented community with a 19+ age restriction. Pets are welcomed with restrictions and rentals are not allowed. This is a sought after neighbourhood in New Westminster with condo living at its finest!

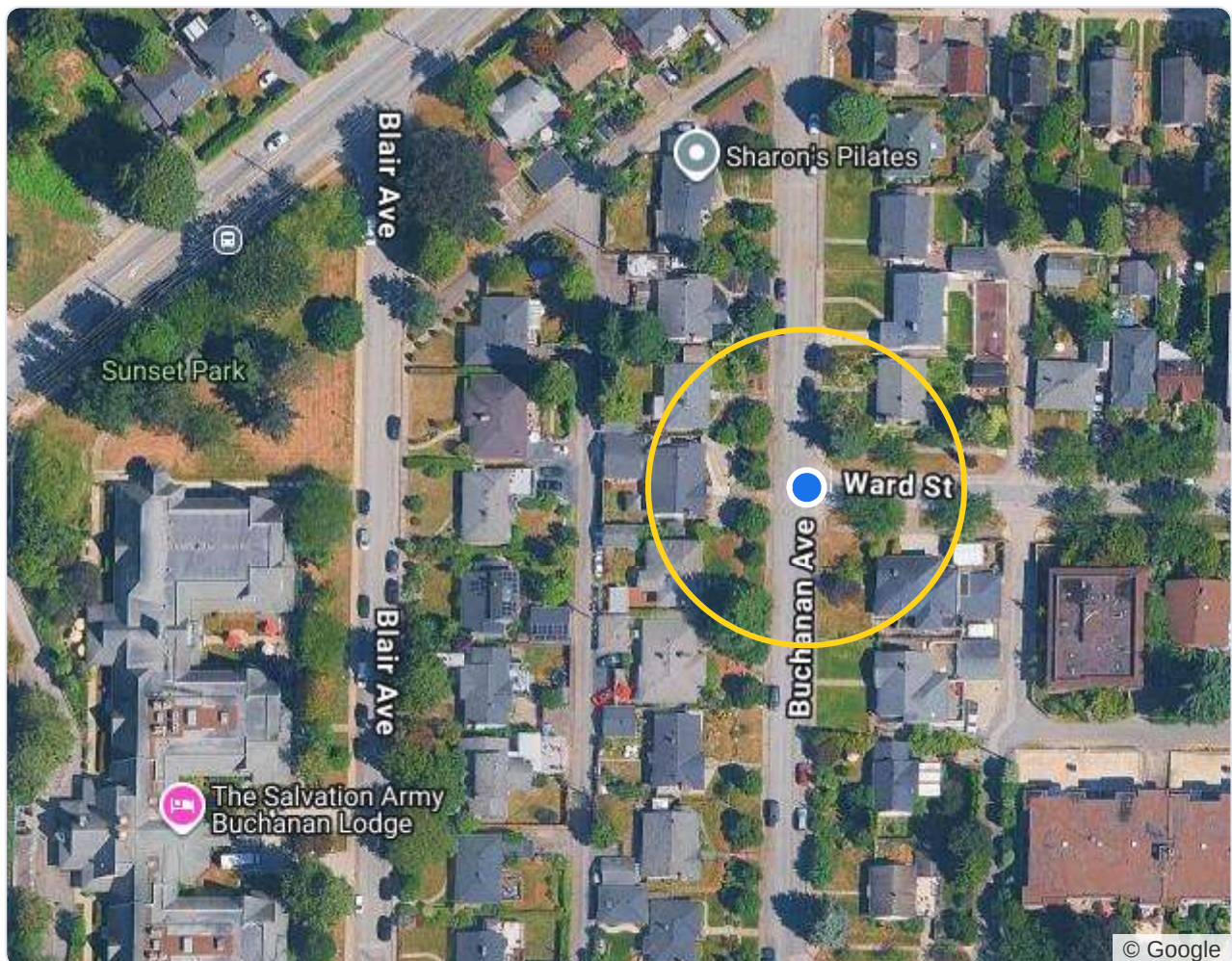
Amenities & Features

- ✓ Shared Laundry
- ✓ Storage

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Heat
- ✓ Garbage Pickup
- ✓ Gas
- ✓ Hot Water

Location





Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



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