

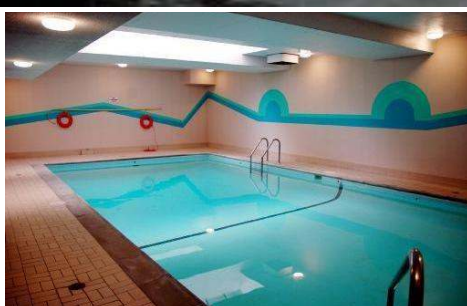
BUILDING BROCHURE

KENSINGTON HOUSE

6689 Willingdon Ave. · Burnaby, BC V5H 3Y8 · Metrotown



Scan to view online



2 FOR SALE
FROM \$469,500

12-MO SOLD TREND
-23.9

Unit Mix

1 Bedroom

19 units
651 – 904 sf
from \$325,000

2 Bedroom

19 units
787 – 909 sf
from \$420,000

For Sale in Kensington House & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$499,000	2 / 2	909 sf	\$549	801 6689 WILLINGDON AVENUE
\$469,500	2 / 1	787 sf	\$597	705 6689 WILLINGDON AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$483,000	2 / 1ba	787 sf	\$614	2025-07-01
\$580,000	2 / 2ba	896 sf	\$647	2025-05-15
\$485,000	2 / 1ba	823 sf	\$589	2025-05-05
\$424,000	1 / 1ba	662 sf	\$640	2025-03-10

Value & Financing

Price Positioning

\$573 /sq ft

Active listings here average **\$573/sf** vs **\$892/sf** across Metrotown.

36% below area average

Mortgage Snapshot

\$2,249 /mo

Entry price (from) **\$469,500**

20% down payment **\$93,900**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1976	LEVELS 14	SUITES 80	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN NWS375	MANAGEMENT Pacifica First Management Ltd.

Overview

Kensington House - 6689 Willingdon Avenue, Burnaby, BC V5H 3Y8, NWS375 - Situated in the Metrotown area of Burnaby South, on Willingdon Avenue. Save-On-Foods, Marketplace IGA, various convenience stores, fresh food markets, coffee shops, banks, pharmacies and medical centres are located within less than a kilometre. Located on Kingsway, between Willingdon and Oak, Metrotown abounds with hundreds of retail opportunities, specialty services, department stores, food courts and cinemas. There are excellent restaurants in the neighbourhood including Earls, Boston Pizza, Pizza Hut, various Greek, Chinese and Japanese restaurants; and several pubs. Central Park is one block away. Dr. H. N. MacCorkindale, Champlain Heights Elementary schools, Killarney and Windermere High Schools are a short bus ride away. Transit links including busses and Patterson Skytrain located within walking distance, provide an easy commute to neighbouring city centers and Downtown Vancouver. Highway 1 provides quick access to North Vancouver, Whistler, and Canada Provinces.

Kensington House - built in 1976 15-level highrise complex that consists of 80 condos featuring great layout and large balcony. Building amenities include party room, in-door pool, sauna, storage locker, secured underground parking, visitor parking, manicured gardens and elevator. Maintenance fees include caretaker, garbage pickup, gardening, heat, hot water, management and recreation facilities.

Kensington House - well-maintained, quiet complex conveniently located close to shopping services and amenities - move here today!

Amenities & Features

- | | |
|---------------------|--------------------|
| ✓ Elevator | ✓ Pool; Indoor |
| ✓ Recreation Center | ✓ Sauna/steam Room |
| ✓ Shared Laundry | ✓ Storage |

Maintenance Fees Include

- | | |
|-----------------------|------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Heat |
| ✓ Hot Water | ✓ Management |
| ✓ Recreation Facility | |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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