

BUILDING BROCHURE

KENWOOD - 5291 ROYAL OAK BUILDING

5291 Royal Oak Cres. · Burnaby, BC V5H 4S1 · Oaklands



1 FOR SALE
FROM \$1,398,000

2 SOLD · 12 MO
\$1,328,000–\$1,450,000


12-MO SOLD TREND
12.1

Unit Mix

3 Bedroom 4 units 1,924 – 2,431 sf from \$1,348,000	4 Bedroom 9 units 1,835 – 2,428 sf from \$1,172,000	5 Bedroom 1 unit 2,428 – 2,428 sf from \$1,598,000
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For Sale in Kenwood – 5291 Royal Oak Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,398,000	4 / 3	1949 sf	\$717	25 5298 OAKMOUNT CRESCENT

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,328,000	4 / 3ba	2428 sf	\$547	2026-06-09
\$1,450,000	4 / 3ba	1918 sf	\$756	2025-10-12
\$1,598,000	5 / 3ba	2428 sf	\$658	2025-06-14
\$1,348,000	3 / 4ba	1924 sf	\$701	2025-03-10

Value & Financing

Price Positioning \$717 /sq ft Active listings here average \$717/sf vs \$879/sf across Oaklands. 18% below area average	Mortgage Snapshot \$6,695 /mo Entry price (from) \$1,398,000 20% down payment \$279,600 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 1995	LEVELS 3	SUITES 78	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1953	MANAGEMENT Ascent Real Estate Management Corporation

Overview

Kenwood- Kenwood Avenue, Burnaby, BC V5H 4S1, LMS1953 - Located on Oakmount Crescent next to Royal Oak Avenue in the popular Oaklands subarea of Burnaby South - a vibrant urban community filled with local amenities, entertainment venues, recreational facilities, schools, conveniences, shopping and restaurants within a short distance away. Close to theatres, libraries and numerous parks for outdoor enjoyment. The notable landmarks include the Burnaby Lyric Opera, SilverCity Metropolis Cinemas, South Burnaby Lawn Bowling Club, Central Park Pitch and Putt, Swangard Stadium, BCIT, Metropolis at Metrotown and the Deer Lake Park. Direct access to Royal Oak Avenue and other major routes allows an easy commute to surrounding destinations including Vancouver, Richmond and New Westminster. Close to Burnaby Central Secondary and Marlborough Elementary Schools, Nelson Avenue Daycare, Tiny Town Childcare Centre, In Joy Montessori Child Care, Deer Lake and Burnaby Central Parks, Shadbolt Centre For The Arts, Royal Oak Medical Centre and a wide variety of ethnic restaurants including IHOP, Royal Oak Sushi House, Au Wing Kee, Sushi Oyama, New Age Chinese Cuisine, Jang Mo Jib and many others. Kenwood is a three level townhome complex built in 1995 by Polygon. This complex consists of 28 units featuring 9 ft ceilings on the main floor, walk-in closet, gas fireplace, in suite laundry, beautiful yard and private two car garage. The complex features great amenities including playground, gardening, snow removal and garbage pickup. Convenient location, beautiful views, onsite amenities.

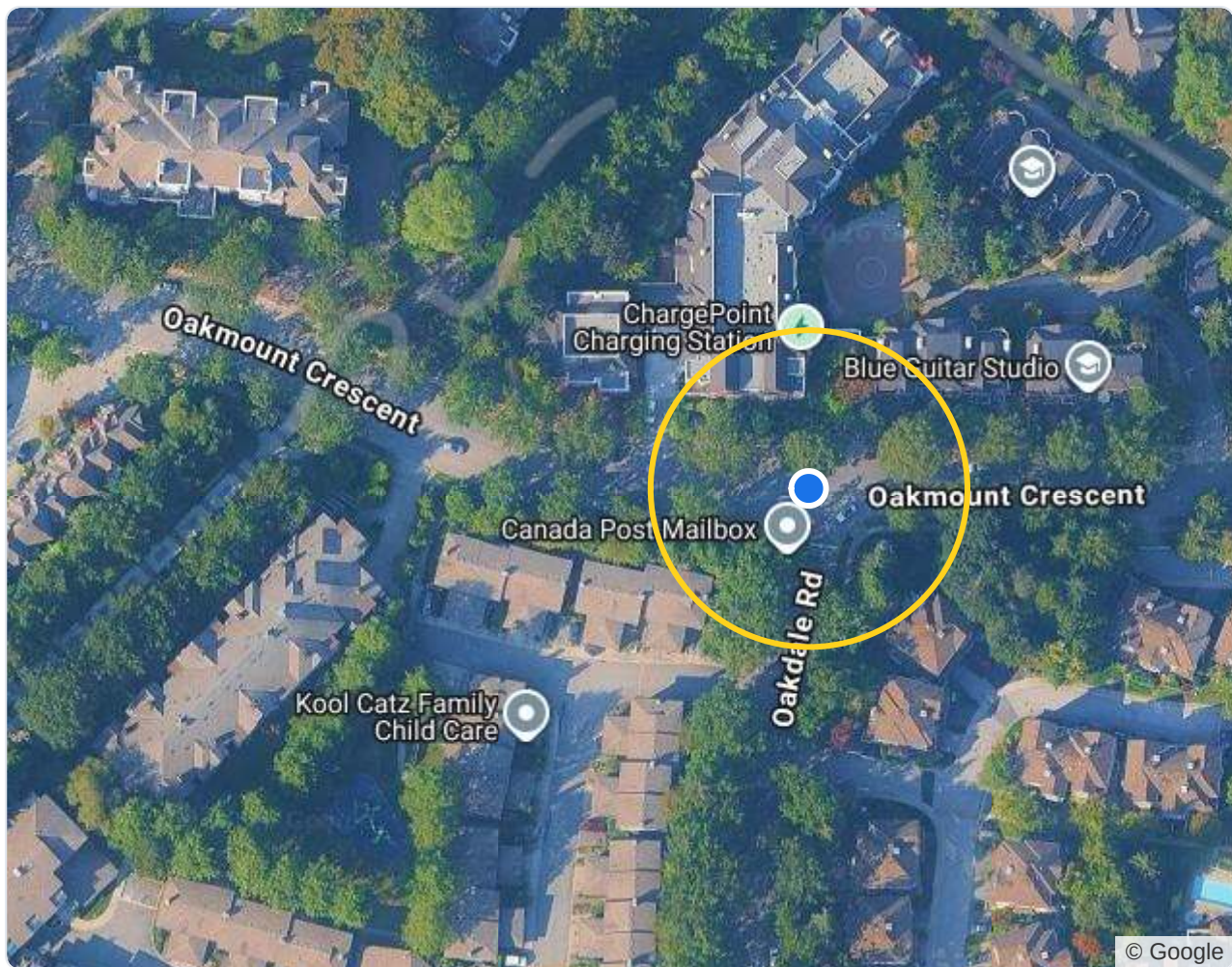
Amenities & Features

- ✓ In Suite Laundry

Maintenance Fees Include

- | | |
|------------------|----------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Management | ✓ Snow Removal |

Location



Les Twarog

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scan or call