

BUILDING BROCHURE

LEESIDE STATION

7136 18th Ave. · Burnaby, BC V3N 1H1 · Edmonds BE



Scan to view online



1 FOR SALE
FROM \$788,000

2 SOLD · 12 MO
\$740,000–\$865,000


12-MO SOLD TREND
17.1

Unit Mix

2 Bedroom

4 units
926 – 964 sf
from \$720,000

3 Bedroom

3 units
1,146 – 1,242 sf
from \$738,800

For Sale in Leaside Station & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$788,000	2 / 1	964 sf	\$817	1 7136 18TH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$865,000	3 / 2ba	1146 sf	\$755	2026-07-19
\$740,000	2 / 1ba	964 sf	\$768	2026-04-29
\$896,000	3 / 2ba	1242 sf	\$721	2023-09-28
\$720,000	2 / 1ba	938 sf	\$768	2023-06-29

Value & Financing

Price Positioning

\$817 /sq ft

Active listings here average **\$817/sf** vs **\$761/sf** across Edmonds BE.

7% above area average

Mortgage Snapshot

\$3,774 /mo

Entry price (from) **\$788,000**

20% down payment **\$157,600**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2006	LEVELS 3	SUITES 17	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN BCS2063	DEVELOPER Springbank Development Corp.
ARCHITECT Hywel Jones Architect		MANAGEMENT Associa	

Overview

Leeside Station - 7136 18th Avenue, Burnaby, BC V3N 1H1, BCS2063 - located in Edmonds Burnaby East area, near the crossroads 18th Avenue and Griffiths Drive, just steps from popular "Leeside on Byrne Creek" community. The Leeside Station is nestled in a very quiet and family oriented neighbourhood close to the Edmonds SkyTrain Station, HighGate Village, schools, and walking trails. Walking distance to Poplar Park, Stride Avenue Park, Ernie Winch Park and Taylor Park, Byrne Creek Urban trails, Stride Avenue Elementary, Byrne Creek Secondary. Highgate Shopping Centre just a couple of blocks from the development where you can find Save-On-Foods, Shoppers Drug Mart, Starbucks, Blenz, Subway, Liquor Store and fitness facility. There are a lot of restaurants in the neighbourhood where you can enjoy your lunch or dinner. House of Wings, Freshslice Pizza, Chinese Foods, Nao Sushi are only a few for your enjoyment.

The Leeside Station was built in 2006 by Springbank Development Corporation. This complex has frame-wood construction and full rain screen. Leeside station is a mix of two and three bedroom townhomes. Designed by Architect Hywell Jones, these units have all the modern conveniences such as granite countertops, hardwood floors, stainless appliances, nine foot ceilings and more. Enjoy the privacy of your own yard in all of these two and three level townhomes. All homes are traditional side by side homes with no one living above or below each other. There are 17 units in development and in strata. There are no age restrictions at this complex. Two pets are allowed. Rentals are permitted.

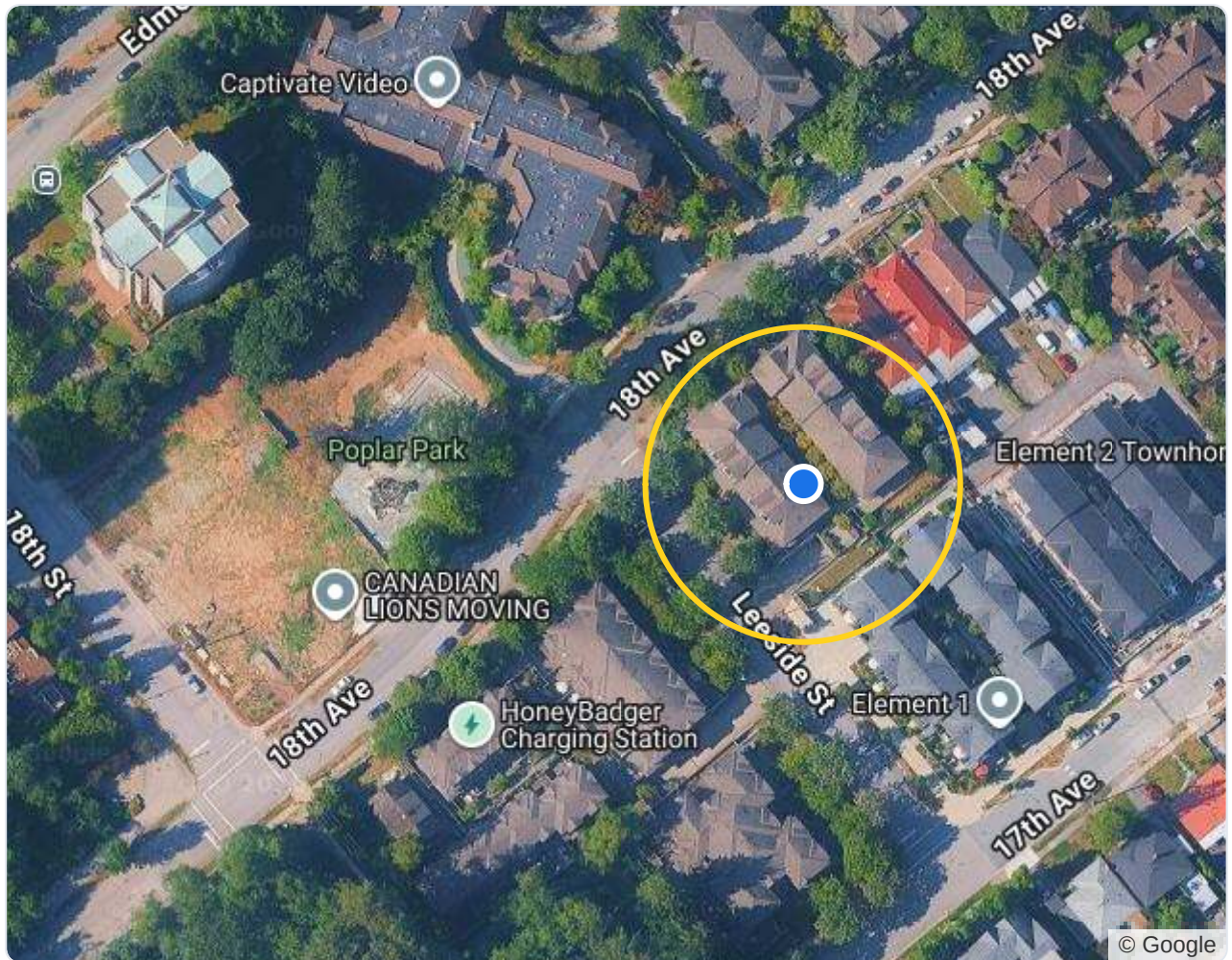
Amenities & Features

- ✓ In Suite Laundry
- ✓ Storage

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management

Location



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RE/MAX Crest Realty · BC Condos & Homes Team

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