

BUILDING BROCHURE

MADDOCK MANOR

2146 WEST 43rd Ave. · Vancouver, BC V6M 2E1 · Kerrisdale



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1 FOR SALE
FROM \$379,000

4 SOLD · 12 MO
\$342,000–\$482,000



Unit Mix

1 Bedroom

6 units
768 – 810 sf
from \$342,000

2 Bedroom

3 units
1,026 – 1,060 sf
from \$465,988

For Sale in Maddock Manor & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$379,000	1 / 1	804 sf	\$471	204 2146 W 43RD AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$379,900	1 / 1ba	770 sf	\$493	2026-04-17
\$342,000	1 / 1ba	810 sf	\$422	2026-01-17
\$437,900	1 / 1ba	768 sf	\$570	2025-11-29
\$482,000	2 / 1ba	1060 sf	\$455	2025-09-27

Value & Financing

Price Positioning

\$471 /sq ft

Active listings here average **\$471/sf** vs **\$1160/sf** across Kerrisdale.

59% below area average

Mortgage Snapshot

\$1,815 /mo

Entry price (from) **\$379,000**

20% down payment **\$75,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1956	LEVELS 3	SUITES 16	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Shares In Co-operative	STRATA PLAN VAP2359	

Overview

Maddock Manor - 2146 West 43rd Avenue, Vancouver, BC V6M 2E1 - Located on West 43rd Avenue and West Boulevard in the desirable Kerrisdale subarea of Vancouver West, close to

Kerrisdale Arena, Vancouver Public Library and Kerrisdale Community Centre, minutes to Oakridge Mall and UBC. The notable landmarks around Maddock Manor are Kerrisdale Centennial Park, Elm Park, VanDusen Botanical Garden and McCleery Golf Course. Direct access to West Boulevard and other major routes allows for an easy commute to surrounding destinations including Downtown, Richmond and Burnaby.

Maddock Manor is close to Maple Grove Elementary, Point Grey and Magee Secondary Schools, Bumblebee Pre-School Society and Montessori Kerrisdale School. Some excellent restaurants in the area include Art's Restaurant, Starbucks Coffee, Irashai Sushi and many others.

Maddock Manor is a three storey quality co-op built in 1956. It consists of 16 units featuring functional open concept layout, balcony and storage. Plumbing done 2004, roof in 2007. Maintenance fees include garbage pickup, gardening, gas, heat and hot water. Don't miss out!

Amenities & Features

- ✓ Shared Laundry
- ✓ Storage

Maintenance Fees Include

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

Location



Neighbourhood & Walkability — Kerrisdale

Kerrisdale is a neighbourhood located in Vancouver's west side. It features a mix of newer houses and older bungalows as well as various low and mid-rise rental and condo apartment buildings in its northern section. The neighbourhood is an ethnic mix of Caucasian and Asian Canadians. It features a shopping district running generally along West 41st Avenue between Larch and Maple Streets and West Boulevard between 37th and 47th Avenues. Although the city officially defines Ker...

Full Walk Score® at [walkscore.com](https://www.walkscore.com).



Les Twarog

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