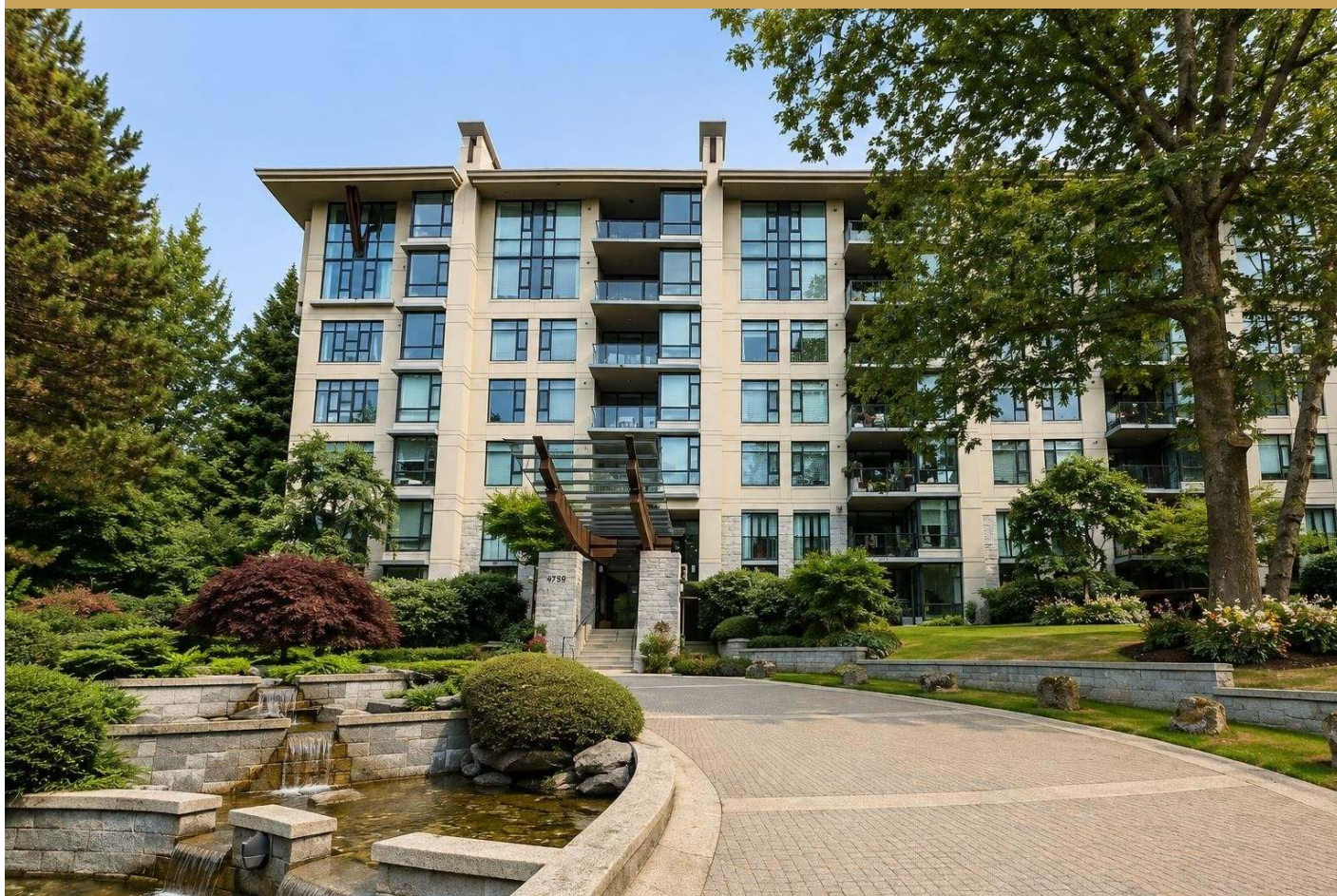


MARGUERITE HOUSE II

4759 Valley Dr. · Vancouver, BC V6J 4B7 · Quilchena



Scan to view online



5 FOR SALE
FROM \$1,259,000

6 SOLD · 12 MO
\$1,212,000–\$2,500,000



Unit Mix

2 Bedroom

56 units
1,001 – 2,483 sf
from \$1,195,000

3 Bedroom

7 units
1,065 – 1,854 sf
from \$1,333,800

4 Bedroom

1 unit
1,857 – 1,857 sf
from \$2,150,000

For Sale in Marguerite House Ii & Complex

5 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$3,198,800	2 / 3	1795 sf	\$1,782	PH711 4759 VALLEY DRIVE
\$1,899,000	2 / 2	1329 sf	\$1,429	501 4685 VALLEY DRIVE
\$1,468,000	2 / 2	1272 sf	\$1,154	320 4685 VALLEY DRIVE
\$1,388,800	2 / 2	1011 sf	\$1,374	113 4685 VALLEY DRIVE
\$1,259,000	2 / 2	1113 sf	\$1,131	401 4759 VALLEY DRIVE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,212,000	2 / 2ba	1081 sf	\$1,121	2026-08-01
\$1,300,000	2 / 2ba	1165 sf	\$1,116	2026-06-04
\$1,490,000	2 / 2ba	1275 sf	\$1,169	2026-05-07
\$1,340,000	2 / 2ba	1153 sf	\$1,162	2026-03-08

Value & Financing

Price Positioning

\$1374 /sq ft

Active listings here average **\$1374/sf** vs **\$1198/sf** across Quilchena.

15% above area average

Mortgage Snapshot

\$6,030 /mo

Entry price (from) **\$1,259,000**

20% down payment **\$251,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2005	LEVELS 7	SUITES 212	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN BCS615	MANAGEMENT Stratawest Management Ltd.

Overview

Welcome to Marguerite House Ii. Marguerite House Ii is a 212-home strata residence located at 4759 Valley Drive in Vancouver, in the Quilchena neighbourhood. Completed in 2005. It is

registered under Strata Plan BCS615 and held as Freehold Strata.

Residents enjoy an array of amenities including club house, garden, guest suite, in-suite laundry, pool; outdoor and sauna/steam room, garage underground parking and baseboard / electric heating.

Set in Quilchena, Vancouver, Marguerite House li offers shopping, garden, a central location and recreation nearby. Explore floor plans, prices, availability, MLS listings and full building details on BCCondos.net.

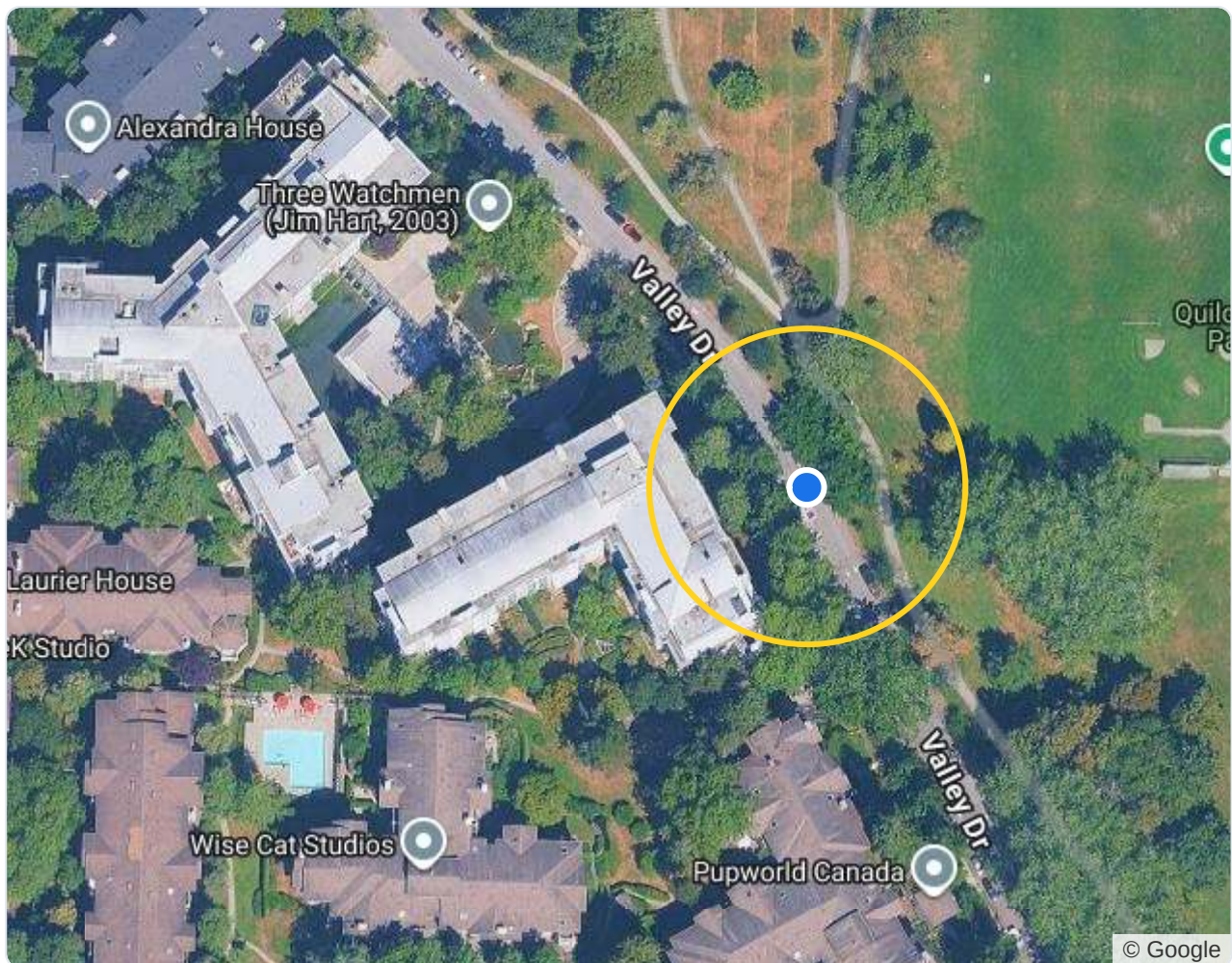
Amenities & Features

- | | |
|-----------------|--------------------|
| ✓ Club House | ✓ Garden |
| ✓ Guest Suite | ✓ In Suite Laundry |
| ✓ Pool; Outdoor | ✓ Sauna/steam Room |

Maintenance Fees Include

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

Location



Neighbourhood & Walkability — Quilchena

Quilchena, which in first nations language translates to “flat place near the water,” has a history that goes back to the 1960s. The Canadian Pacific Railway, which owned the land, historically leased it to the Quilchena Golf Course. In 1965, the lease expired and the Vancouver park board bought the eastern area of the golf course for the park. The western portion became Prince of Wales secondary school. source: vancouver.sun.com...

Full Walk Score® at walkscore.com.



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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



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