

BUILDING BROCHURE

MARLBOROUGH PLACE

6388 Marlborough Ave. · Burnaby, BC V5H 4P4 · Forest Glen BS



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2 FOR SALE
FROM \$715,000

1 SOLD · 12 MO
\$550,000–\$550,000

Unit Mix

2 Bedroom

3 units

932 – 938 sf

from \$550,000

For Sale in Marlborough Place & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$738,000	2 / 2	932 sf	\$792	300 6388 MARLBOROUGH AVENUE
\$715,000	2 / 2	932 sf	\$767	104 6388 MARLBOROUGH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$550,000	2 / 2ba	938 sf	\$586	2026-04-09

Value & Financing

Price Positioning

\$780 /sq ft

Active listings here average **\$780/sf** vs **\$872/sf** across Forest Glen BS.

11% below area average

Mortgage Snapshot

\$3,424 /mo

Entry price (from)	\$715,000
20% down payment	\$143,000
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1992	LEVELS 4	SUITES 21	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS334	

Overview

Marlborough Place - 6388 Marlborough Ave, Burnaby, BC V5H 1T4, LMS334 - located in Forest Glen area of Burnaby South, just one block away from Metrotown Centre and Marlborough Elementary. With all the amenities Metrotown has to offer, coupled with the elementary schools and playground steps from your back door this is an ideal location. This complex is close to Central Park, George McLean Park, Melbourn Park, Gaston Park. Inman Elementary, Parkview Children Centre, Chaffey-Burke Elementary, Seeds Family Daycare are minutes away from the complex. You can enjoy nice sunny days at Burnaby Central Park or Deer Lake Park that are in a short drive distance from the Marlborough Place. You can have your nice evening with friends and family in one of many restaurants such as Earls, Nando's, Samosa Garden Pizza Hut that are close by. The bus stops are steps away and Metrotown skytrain station is minutes away. The Marlborough

Place was built in 1992. It has frame-wood construction and four levels. There are 21 units in strata and in development. The maintenance fee includes heat and hot water. Pets are not allowed. Rentals are not permitted. Most homes feature 2 bedrooms, 2 bathrooms, sundeck, large balcony, open floor plan, laminated floors, gas fireplace, lots of storage, in-suite laundry. Some suites have views of the North Shore mountains.İ»¿

Crossroads are Kingsway and Sanders St

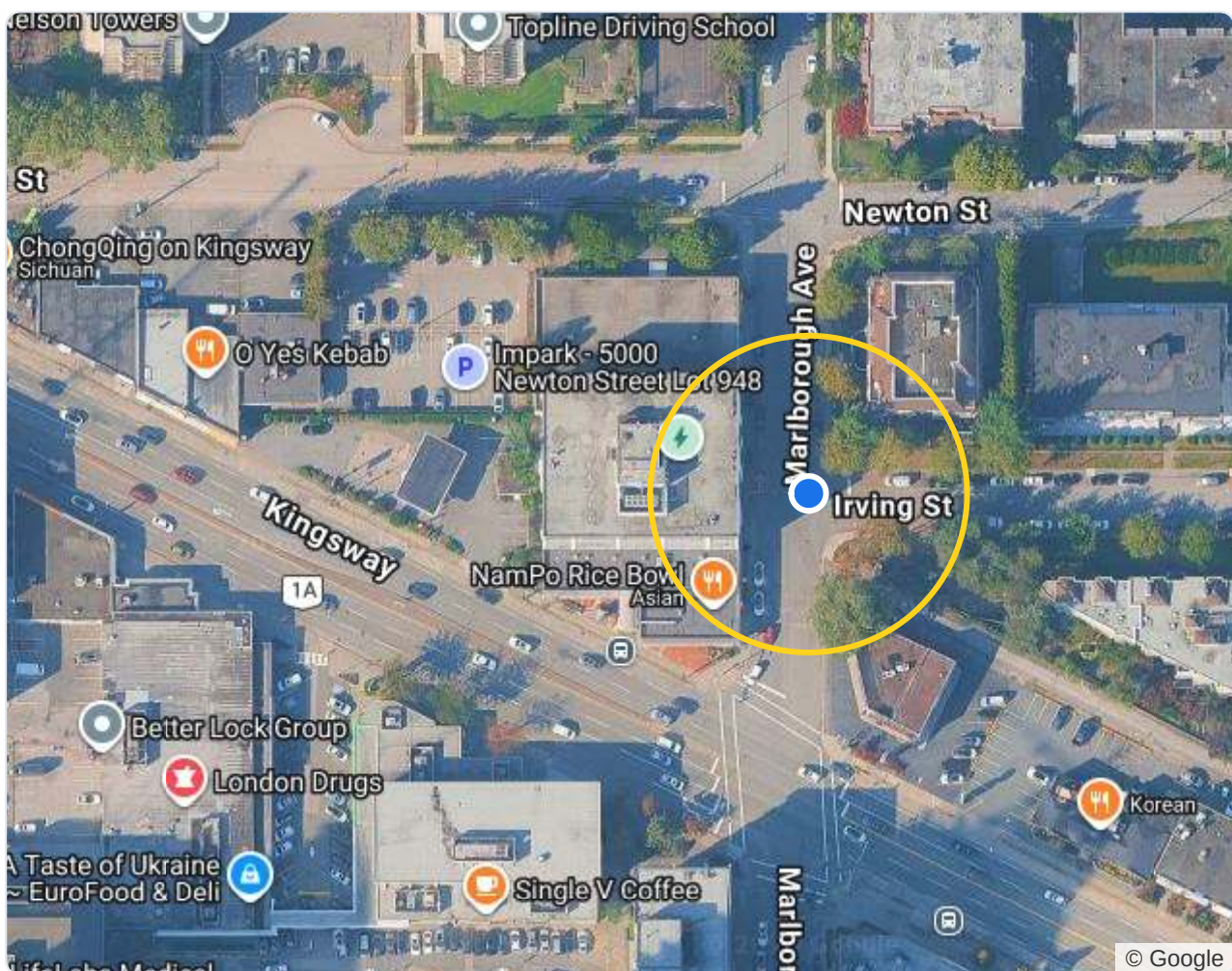
Amenities & Features

- ✓ Elevator
- ✓ Storage
- ✓ In Suite Laundry
- ✓ Wheelchair Access

Maintenance Fees Include

- ✓ Heat
- ✓ Hot Water

Location





Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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