

BUILDING BROCHURE

MARPOLE OAKS

1296 WEST 70th Ave. · Vancouver, BC V6P 2Y5 · Marpole



Scan to view online



1 FOR SALE
FROM \$289,000

Unit Mix

Studio

1 unit
431 – 431 sf
from \$289,000

2 Bedroom

1 unit
831 – 831 sf
from \$525,000

For Sale in Marpole Oaks & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$289,000	— / 1	431 sf	\$671	303 1296 W 70TH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$525,000	2 / 1ba	831 sf	\$632	2021-04-28

Value & Financing

Price Positioning

\$671 /sq ft

Active listings here average \$671/sf vs \$1063/sf across Marpole.

37% below area average

Mortgage Snapshot

\$1,384 /mo

Entry price (from)	\$289,000
20% down payment	\$57,800
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1983	LEVELS 4	SUITES 14	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN VAS1270	MANAGEMENT Dorset Realty Group

Overview

Marpole Oaks at 1296 West 70th Avenue, Vancouver, BC V6P 2Y5, strata plan VAS1270. Located in the Marpole area of Vancouver West, at the crossroads of West 70th Avenue and Hudson Street. Marpole Oaks is a low-rise building that offers 14 units over 4 levels and was built in 1983. Some of the features offered by this building include a garden, storage and parking.

Convenient location just a few blocks from all the amenities of South Granville Street; restaurants, shops, banking, groceries, and more. Close to public transit and easy access to the airport (YVR), Richmond via the Oak Street bridge, and the University of British Columbia via SW Marine Drive. Nearby schools include David Lloyd George Elementary and Sir Winston Churchill Secondary.

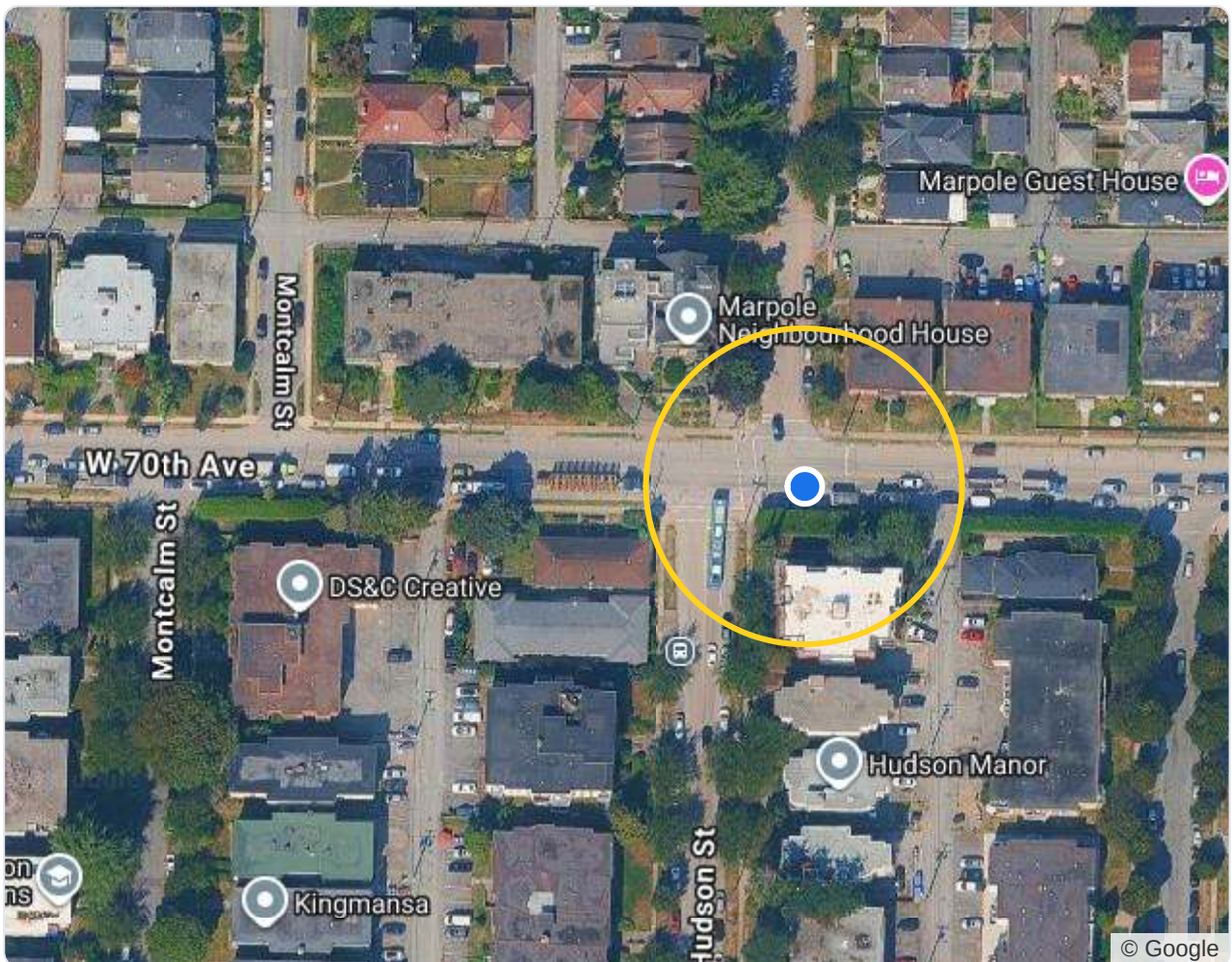
Amenities & Features

✓ None

Maintenance Fees Include

✓ Other

Location



Neighbourhood & Walkability — Marpole

Marpole was renamed after Richard Marpole in 1916. The community joined Vancouver in 1929. Marpole, originally a Musqueam village named *čəsnaʔəm*, is a mostly residential neighbourhood of 23,832 in 2011, located on the southern edge of the city of Vancouver, British Columbia, immediately northeast of Vancouver International Airport. It is approximately bordered by Granville

Street to the west, 64th Avenue to the north, Cambie Street to the east and the Fraser River to the south.

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



Les Twarog

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