

PARK SIDE PLACE

2393 Welcher Ave. · Port Coquitlam, BC V3C 1X6 · Central Pt Coquitlam



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1 FOR SALE
FROM \$599,900

2 SOLD · 12 MO
\$410,000–\$438,800



Unit Mix

1 Bedroom

6 units
689 – 814 sf
from \$410,000

2 Bedroom

2 units
1,026 – 1,049 sf
from \$494,500

For Sale in Park Side Place & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$599,900	2 / 1	1049 sf	\$572	306 2393 WELCHER AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$410,000	1 / 1ba	719 sf	\$570	2026-05-29
\$438,800	1 / 1ba	705 sf	\$622	2026-04-23
\$505,000	1 / 1ba	702 sf	\$719	2023-05-29
\$475,000	1 / 1ba	689 sf	\$689	2023-05-14

Value & Financing

Price Positioning

\$572 /sq ft

Active listings here average **\$572/sf** vs **\$715/sf** across Central Pt Coquitlam.

20% below area average

Mortgage Snapshot

\$2,873 /mo

Entry price (from) **\$599,900**

20% down payment **\$119,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1999	LEVELS 3	SUITES 26	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS3820	MANAGEMENT Premier Strata Services

Overview

Park Side Place - 2393 Welcher Avenue, Port Coquitlam, BC V3C 1X6, LMS3820 - located in Central Port Coquitlam, at the crossroads Welcher Avenue and Rowland Street. Park Side Place is within steps to all levels of schools including Central Elementary, Pitt River Middle and Riverside Secondary. With extremely easy access to Highway 1 and the Lougheed, Park Side Place is an ideal choice for commuters and families alike. This complex is close to Port Coquitlam Terry Fox Library, Fraser River Regional Library, Port Coquitlam Bowl, Curves, City Hall, Sparta Greek Taverna, Waves Coffee, Starbucks Coffee, Dairy Queen, Touchpoint Institute of Reflexology, Stage 1 Dance Centre, Twon Centre Skatepark, Port Coquitlam Trainbus, Aggie Park, Catholic Churches & Institutions, Terry Fox Secondary School, Blackburn Elementary School and Blackburn Park. The restaurants in the neighbourhood are A&W Restaurants, Inno Bakery, Hiro Sushi, Papa John's Pizza, Pajo's Fish & Chips, Persian Empire Cuisine, Megabite Pizza, Koi Japanese, Earls and Namaste Indian. Park Side Place was built in 1999 with a frame-wood construction and vinyl exterior finishing. This three-level building is fully rain-screened. There are 26 units in development

and in strata. The features include in-suite laundry, gas fireplaces and secure underground parking.

Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Hot Water
- ✓ Garbage Pickup
- ✓ Gas
- ✓ Management

Location



Les Twarog

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