

BUILDING BROCHURE

PATTERSON PARK

4155 Central Blvd. · Burnaby, BC V5H 4X2 · Metrotown



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1 FOR SALE
FROM \$749,000

1 SOLD · 12 MO
\$738,000–\$738,000

12-MO SOLD TREND
16.2

Unit Mix

1 Bedroom

1 unit
603 – 603 sf
from \$555,000

2 Bedroom

12 units
884 – 991 sf
from \$635,000

For Sale in Patterson Park & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$749,000	2 / 1	968 sf	\$774	215 4155 CENTRAL BOULEVARD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$738,000	2 / 2ba	935 sf	\$789	2026-02-25
\$849,000	2 / 2ba	944 sf	\$899	2024-02-05
\$770,000	2 / 1ba	943 sf	\$817	2023-07-17
\$692,000	2 / 2ba	884 sf	\$783	2022-06-20

Value & Financing

Price Positioning

\$774 /sq ft

Active listings here average \$774/sf vs \$898/sf across Metrotown.

14% below area average

Mortgage Snapshot

\$3,587 /mo

Entry price (from) **\$749,000**

20% down payment **\$149,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2006	LEVELS 4	SUITES 29	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN BCS1913	DEVELOPER Claravista Homes Ltd.
MANAGEMENT Ecm Strata Management Ltd.			

Overview

Patterson Park - 4155 Central Boulevard, Burnaby V5H 2P6, BCS1913 - Situated in the Metrotown area of Burnaby South, on Central Boulevard and Patterson Avenue. Marketplace IGA, various convenience stores, fresh food markets, coffee shops, banks, pharmacies and medical centres are located within less than a kilometre. Located on Kingsway, between Willingdon and Oak, Metrotown abounds with hundreds of retail opportunities, specialty services, department stores, food courts and cinemas. There are excellent restaurants in the neighborhood including Earls, Boston Pizza, Pizza Hut, various Greek, Chinese and Japanese restaurants; and several pubs. Central Park is across the street. Dr. H. N. MacCorkindale, Champlain Heights Elementary schools, Killarney and Windermere High Schools are a short busride away. Transit links including busses and Patterson Skytrain located within walking distance, provide an easy commute to neighboring city centers and Downtown Vancouver. Highway 1 provides quick access to North Vancouver, Whistler, and Canada Provinces. »

Patterson Park - built in 2006, consists of 29 Westcoast Architectural style townhomes featuring 2-level suites with electric fireplaces, porcelain tiles, laminate flooring, modern kitchens that include granite countertops, wood veneer cabinets, brushed nickel hardware, track lighting and cabinet-mount lighting; bathrooms with ceramic wall tiles and brushed nickel faucets; insuite laundries, garden patios, balconies and rooftop decks with beautiful views of the North Shore mountains. Homes have been pre-wired for internet and security systems. Maintenance fees include garbage pickup, gardening, hot water and management.

Patterson Park - quality architecture, beautiful design, convenient location close to a wide variety of urban amenities » - be a part of this sought-after neighbourhood today! »

Amenities & Features

✓ In Suite Laundry

Maintenance Fees Include

✓ Garbage Pickup

✓ Hot Water

✓ Gardening

✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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



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