

THE PEPPERTREE

320 Royal Ave. · New Westminster, BC V3L 5C6 · Downtown NW



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3 FOR SALE
FROM \$330,000

6 SOLD · 12 MO
\$359,800–\$1,150,000



Unit Mix

1 Bedroom

25 units
488 – 702 sf
from \$297,000

2 Bedroom

9 units
696 – 976 sf
from \$389,000

3 Bedroom

4 units
1,033 – 2,290 sf
from \$445,000

For Sale in The Peppertree & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$380,000	1 / 1	664 sf	\$572	404 320 ROYAL AVENUE
\$340,000	1 / 1	500 sf	\$680	908 320 ROYAL AVENUE
\$330,000	1 / 1	507 sf	\$651	508 320 ROYAL AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$445,000	3 / 2ba	1048 sf	\$425	2026-07-25
\$359,800	1 / 1ba	684 sf	\$526	2026-07-07
\$407,000	2 / 1ba	957 sf	\$425	2026-06-01
\$365,000	1 / 1ba	618 sf	\$591	2026-03-23

Value & Financing

Price Positioning

\$634 /sq ft

Active listings here average **\$634/sf** vs **\$684/sf** across Downtown NW.

7% below area average

Mortgage Snapshot

\$1,580 /mo

Entry price (from) **\$330,000**

20% down payment **\$66,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1975	LEVELS 17	SUITES 112	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN NWS340	MANAGEMENT Tribe Management Inc.

Overview

The Peppertree 320 Royal Ave, New Westminster, BC V3L, Canada NWS340. The Peppertree is located on Royal Avenue and 3rdStreet in a convenient neighbourhood of New Westminister. Built in 1975, The Peppertree has 17 levels and contains 112 homes. The Peppertree is located near Tipperary Park, New Westminister Public Library, Douglas College, Save On Foods, McDonaldâ€™s, Boston Pizza, Lafflines Comedy Club New West, and Burger Heaven. Transit and

major routes are nearby and within walking distance. Features of The Peppertree include a recreation centre, elevator, shared laundry, tennis court, and wheelchair access.›»¿

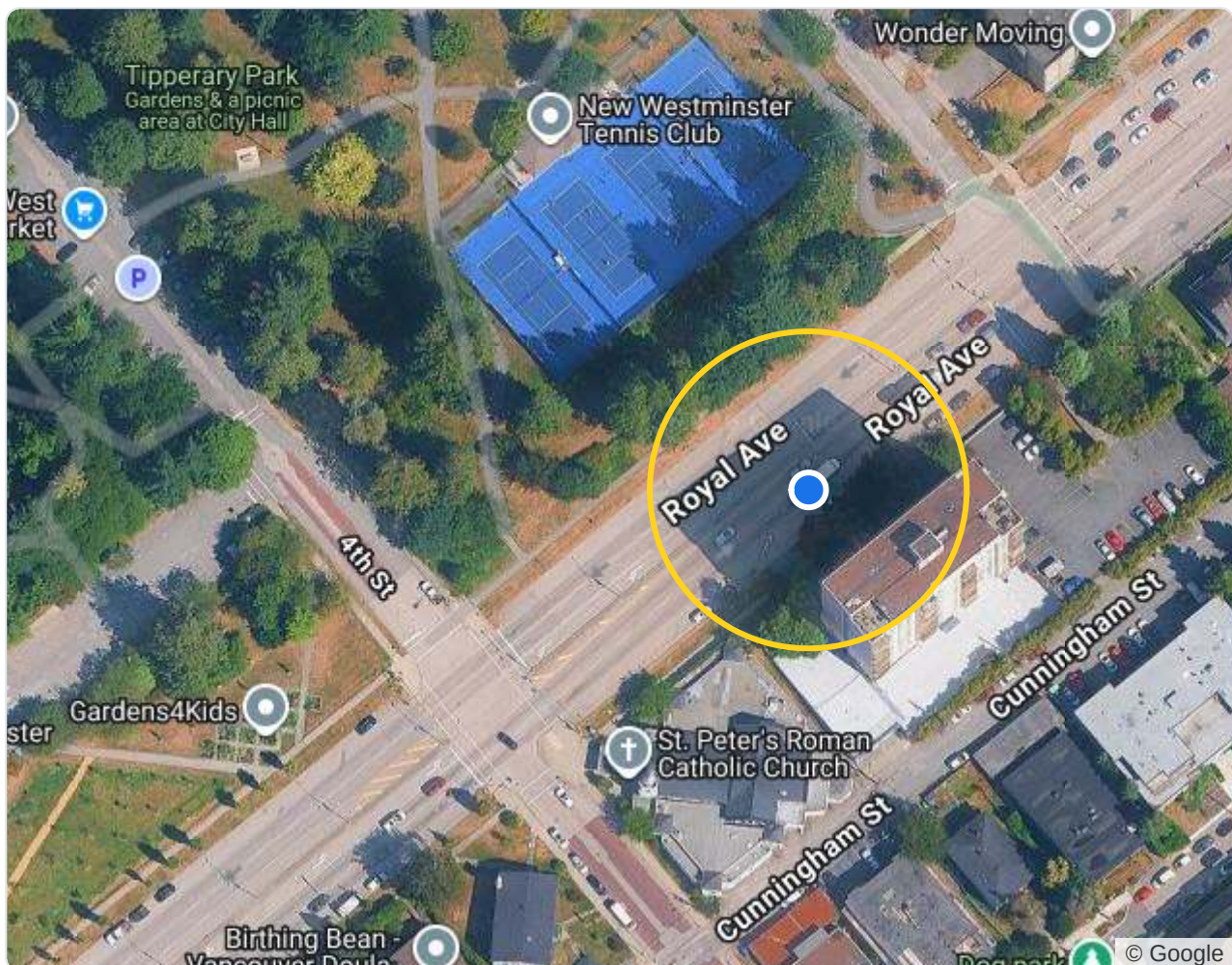
Amenities & Features

- ✓ Elevator
- ✓ Shared Laundry
- ✓ Tennis Court(s)
- ✓ Recreation Center
- ✓ Storage

Maintenance Fees Include

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

Location





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RE/MAX Crest Realty · BC Condos & Homes Team

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