

BUILDING BROCHURE

VILLA VERDE

1611 EAST 3rd Ave. · Vancouver, BC V5N 1H1 · Grandview VE



Scan to view online



1 FOR SALE
FROM \$449,000

1 SOLD · 12 MO
\$510,000–\$510,000


12-MO SOLD TREND
21.4

Unit Mix

1 Bedroom
6 units
634 – 698 sf
from \$420,000

For Sale in Villa Verde & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$449,000	1 / 1	658 sf	\$682	203 1611 E 3RD AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$510,000	1 / 1ba	698 sf	\$731	2026-06-05
\$605,000	1 / 1ba	676 sf	\$895	2024-04-15
\$533,000	1 / 1ba	635 sf	\$839	2021-08-23
\$517,000	1 / 1ba	682 sf	\$758	2021-07-16

Value & Financing

Price Positioning

\$682 /sq ft

Active listings here average **\$682/sf** vs **\$1009/sf** across Grandview VE.

32% below area average

Mortgage Snapshot

\$2,150 /mo

Entry price (from) **\$449,000**

20% down payment **\$89,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1977	LEVELS 3	SUITES 20	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN VAS239	MANAGEMENT Crossroads Management Ltd.

Overview

Villa Verde - 1611 East 3rd Avenue, Vancouver V5N 5R6, VAS239 - Conveniently located in the Grandview sub-area of Vancouver East, walking distance from several food markets, coffee shops, banks and numerous Broadway and Commercial Drive shopping opportunities and amenities. Some excellent restaurants in the area include Libra Room Cafe Ltd, La Rocca, Arriva, Pizza King and several Japanese, Chinese and Greek restaurants. This neighbourhood is surrounded by a number of parks including MacSpadden Park and Victoria Park. Five Elementary schools are located within a kilometre; Templeton High School is a short stroll away with several more High Schools located within a few minutes busride. Busses and Skytrain on Commercial Drive provide direct access to Downtown Vancouver and neighbouring cities. »

Villa Verde was built in 1977 and consists of only 20 condo units featuring functional layouts, bright and spacious rooms, storage lockers and secure parking and shared laundry room.

Villa Verde - convenient location close to Downtown - move here today! »

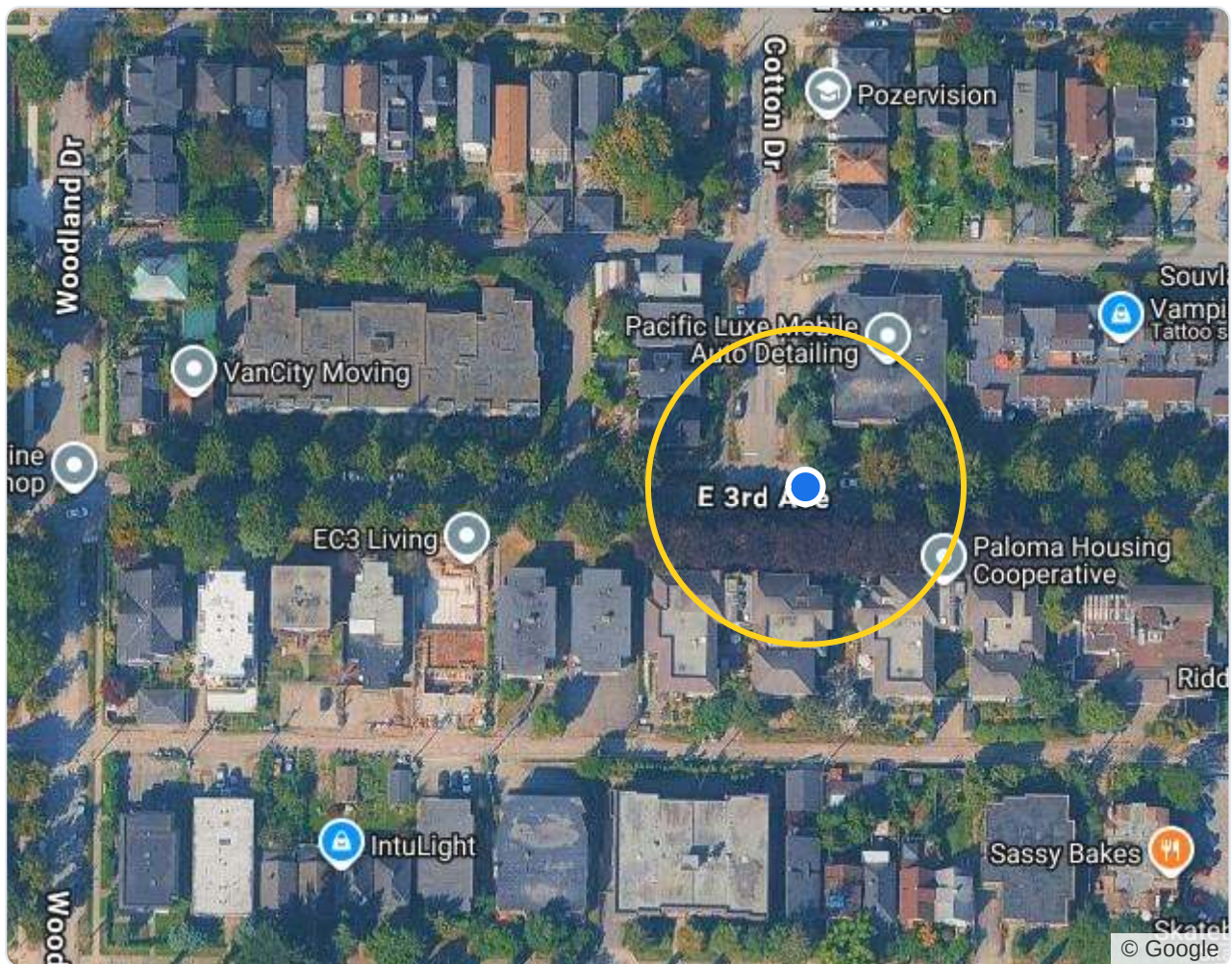
Amenities & Features

- | | |
|------------|------------------|
| ✓ Elevator | ✓ Shared Laundry |
|------------|------------------|

Maintenance Fees Include

- | | |
|-------------|------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Heat |
| ✓ Hot Water | ✓ Management |

Location



Les Twarog

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