

BUILDING BROCHURE

VILLETTA

7000 21st Ave. · Burnaby, BC V5E 2Y9 · Highgate



Scan to view online



1 FOR SALE
FROM \$599,800

1 SOLD · 12 MO
\$825,000–\$825,000

12-MO SOLD TREND
37.5

Unit Mix

1 Bedroom

2 units
672 – 673 sf
from \$515,000

2 Bedroom

20 units
758 – 1,122 sf
from \$563,000

For Sale in Villetta & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$599,800	2 / 2	760 sf	\$789	105 7000 21ST AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$825,000	2 / 2ba	1071 sf	\$770	2025-10-20
\$670,000	2 / 2ba	773 sf	\$867	2025-08-08
\$688,000	2 / 2ba	798 sf	\$862	2024-10-21
\$803,000	2 / 2ba	1021 sf	\$786	2024-07-02

Value & Financing

Price Positioning

\$789 /sq ft

Active listings here average \$789/sf vs \$767/sf across Highgate.

3% above area average

Mortgage Snapshot

\$2,873 /mo

Entry price (from) \$599,800

20% down payment \$119,960

Rate / amortization 5.24% · 25 yr

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

YEAR BUILT 2005	LEVELS 3	SUITES 42	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN BCS1213	DEVELOPER Boffo Developments Ltd
MANAGEMENT First Service Residential			

Overview

Villetta - 7000 21 Avenue, Burnaby, BC V5E 2Y9, Strata Plan No. BCS1213, 4 levels, 40 units, built 2005 - located at the corner of Griffiths and Edmonds in The Highgate community of Burnaby.

Villetta is a high quality rain screened development with West Coast architecture and is set amongst the neighborhood's effortless mix of unique urban amenities. This 3-storey building features 23 townhomes and 19 garden style condos developed by award winning Boffo Developments. Choose from a selection of 1, 2 to 3 bedroom residences and townhomes ranging from 665 - 1220 Sq. Ft.

Villetta homes offer Sutton Center Realty' ceilings, open concept, cozy fireplaces, luxury carpets, quality tile flooring in kitchens and bathrooms, Maple cabinets, black or white appliance package, granite or laminate countertops, tile backsplash, kitchen island with double stainless steel sinks, laminate countertops with porcelain tile walls in bathrooms, insuite laundry, spacious patios, storage lockers, secure bike rooms and underground parking.

Villetta is located in one block away from the Edmonds SkyTrain Station next to Byrne Creek Park, an enormous environmental preserve. Access to the Highgate Shopping Center, Marine Crossing Shopping, Save-On Food, lots of good Japanese restaurants, Edmonds Community Center and schools is literally steps away. Villetta is managed by Crosby Property Management 604-683-8900. 2 cats or 2 dogs allowed, rentals allowed.

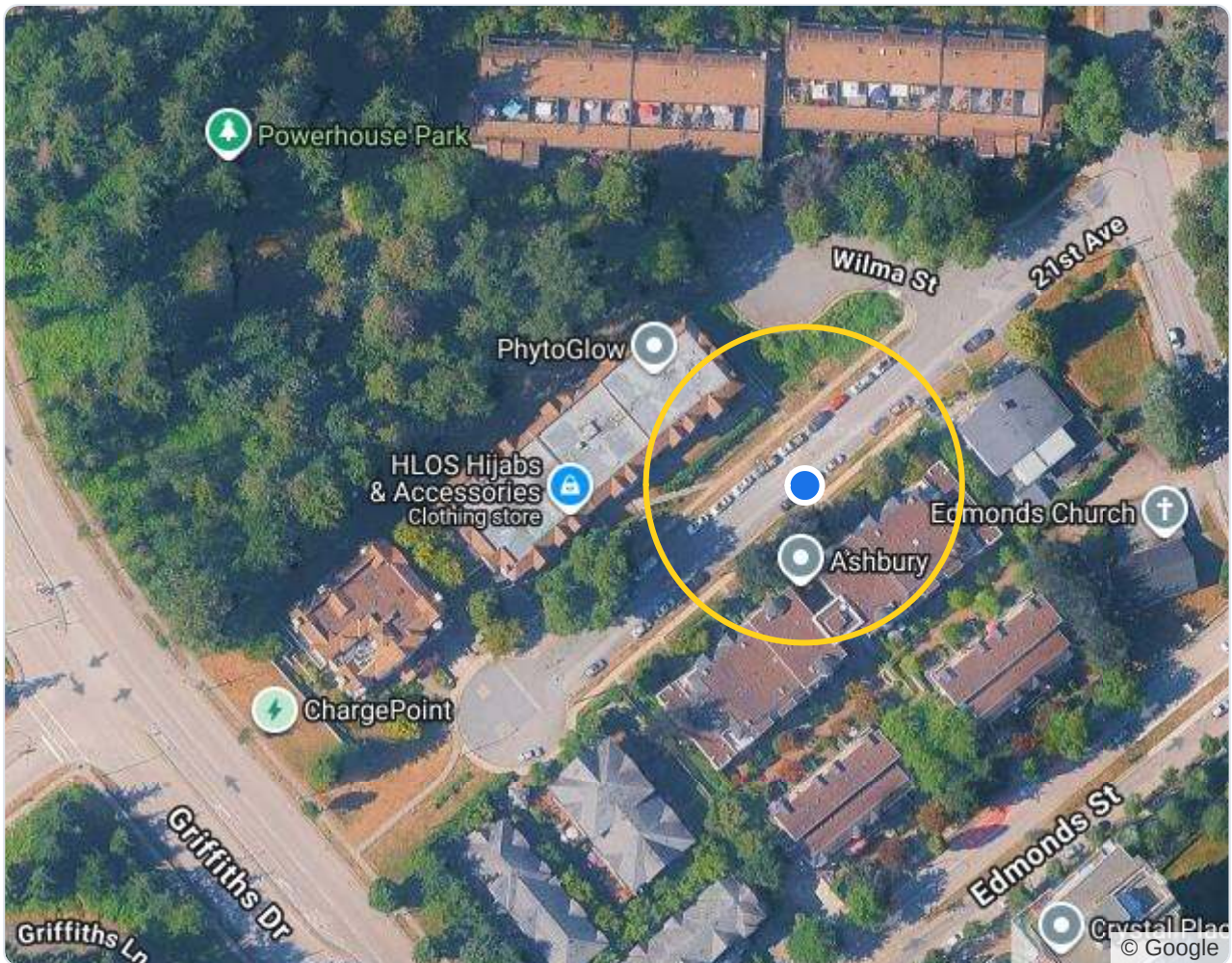
Amenities & Features

- ✓ In Suite Laundry
- ✓ Storage

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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