

BUILDING BROCHURE

WESTMOUNT PARK - 7520 18TH BUILDING

7520 18th St. · Burnaby, BC V3N 4X7 · Edmonds BE



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1 FOR SALE
FROM \$688,000

12-MO SOLD TREND
20.8

Unit Mix

2 Bedroom

11 units
1,024 – 1,156 sf
from \$600,000

3 Bedroom

2 units
1,339 – 1,456 sf
from \$730,000

For Sale in Westmount Park - 7520 18th Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$688,000	2 / 2	1055 sf	\$652	40 7520 18TH STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$725,000	2 / 2ba	1101 sf	\$658	2025-01-26
\$730,000	2 / 2ba	1101 sf	\$663	2024-05-26
\$705,000	2 / 2ba	1085 sf	\$650	2023-07-19
\$695,000	2 / 2ba	1024 sf	\$679	2023-07-05

Value & Financing

Price Positioning

\$652 /sq ft

Active listings here average \$652/sf vs \$764/sf across Edmonds BE.

15% below area average

Mortgage Snapshot

\$3,295 /mo

Entry price (from) **\$688,000**

20% down payment **\$137,600**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1993	LEVELS 4	SUITES 51	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS248	MANAGEMENT Pacific Quorum Properties Inc

Overview

Westmount Park - 7520 18th Street, Burnaby, BC V3N 1K5, LMS248 - located in Edmonds Burnaby East area, near the crossroads 17th Avenue and Griffiths Drive. Walking distance to Poplar Park, Stride Avenue Park, Ernie Winch Park and Taylor Park and Byrne Creek Urban trails. Stride Avenue Elementary and Byrne Creek Secondary are within minutes from the complex. Edmonds Skytrain station only one block away. Highgate Shopping Centre just a couple of blocks from the Southborough where you can find Save-On-Foods, Shoppers Drug Mart, Starbucks, Blenz, Subway, Liquor Store and fitness facility. There are a lot of restaurants in the neighbourhood where you can enjoy your lunch or dinner. House of Wings, Freshslice Pizza, Chinese Foods, Nao Sushi are only a few for your enjoyment. The Westmount Park was built in 1992. There are 51 units in development and in strata. There are no age restrictions in this complex. Two pets are allowed. Rentals are permitted. The amenities are bike storage, in-suite laundry, storage and garden. Most homes offer spacious bedrooms, gas fireplace, laminate floors, large patio and a balcony. Some units have walk-in closets and stainless steel appliances.

Amenities & Features

✓ None

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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