



Presented by:
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MRKT Real Estate Group
Keller Williams Elite Realty

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R2849352

Board: V
Apartment/Condo

312 626 ALEXANDER STREET

Vancouver East
Strathcona
V6A 1C9

Residential Attached

\$949,900 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$949,900
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2015
Frontage(feet):	Bathrooms: 3	Age: 9
Frontage(metres):	Full Baths: 2	Zoning: STRATA
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$2,900.82
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain: No	P.I.D.: 029-685-770	Tax Inc. Utilities?: No
View: Yes : ROOFTOP		Tour:
Complex / Subdiv: 626 ALEXANDER		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **End Unit, Penthouse**
Construction: **Concrete, Frame - Wood**
Exterior: **Concrete, Glass, Mixed**
Foundation: **Concrete Slab**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Rooftop Deck**
Type of Roof: **Other**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
Parking: **Garage; Underground**
Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **STRATA LOT 25, PLAN EPS3082, DISTRICT LOT 196, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Bike Room, Elevator, In Suite Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **CithWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave**

Finished Floor (Main): 532	Units in Development: 25	Tot Units in Strata: 25 Locker: Yes
Finished Floor (Above): 592	Exposure:	Stores in Building: 3
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Ascent Mgt.	Mgmt. Co's #: 778-321-9966
Finished Floor (Below): 0	Maint Fee: \$502.31	Council/Park Apprv?:
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management, Snow removal	
Finished Floor (Total): 1,124 sq. ft.		
Unfinished Floor: 0		
Grand Total: 1,124 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed	
Suite: None	Restricted Age:	# of Pets: Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed: 100%	
Crawl/Bsmt. Ht:	Short Term (<1yr)Rnt/Lse Alwd?: No	
# of Kitchens: 1	Short Term Lse-Details:	

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	7'4 x 3'11			x	1	Main	2	No
Main	Kitchen	8'1 x 13'11			x	2	Above	4	Yes
Main	Dining Room	9'2 x 6'5			x	3	Above	4	No
Main	Living Room	11'4 x 10'5			x	4			
Main	Den	8'6 x 4'7			x	5			
Above	Bedroom	8'10 x 10'3			x	6			
Above	Primary Bedroom	8'11 x 11'7			x	7			
Abv Main 2	Patio	8'11 x 41'3			x	8			

Listing Broker(s): **Keller Williams Elite Realty**

THE CITY'S BEST KEPT SECRET.. Highlights of a rare elevated TOWNHOME style offering: ROOFTOP. Entertain or greenthumb from dream 370ft privately hedged terrace w/water+natural gas+electrical, a true extension of living! City+Mtn views, sunrise-sunset. SPACE. Bright & airy elevated 2-storey w/9'6ft lofted ceilings. TOP CORNER home = 1 shared wall. Gorgeous 2 Bed+Flex nursery/office, 3 bath, generous storage! DESIGN. Clean lines+quality built. Custom kitchen inc/European cabinetry & integrated appliances, quartz. Premium eng hardwood. Designer lighting. Spa ensuite w/walk-in shower+floating vanity & more. AMENITIES. Oversized parking w/EV charge access, locker, bike room. Boutique 25 home community. LOCAL. Bike friendly route steps to Belgard Kitchen, breweries, short walk to Gastown!

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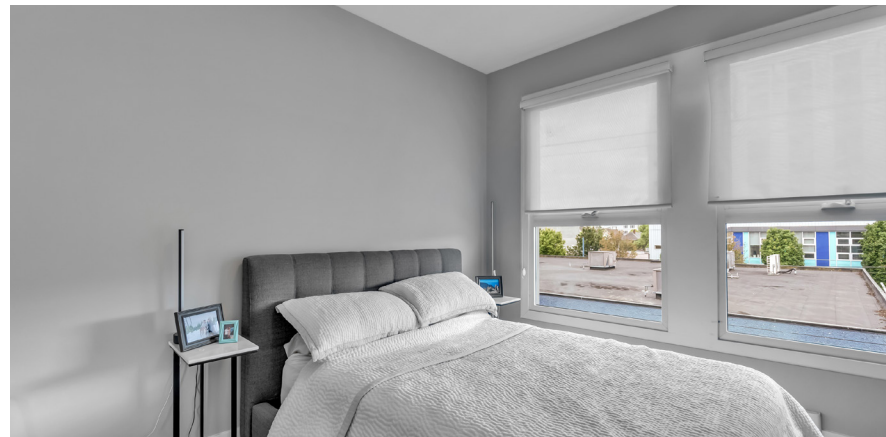
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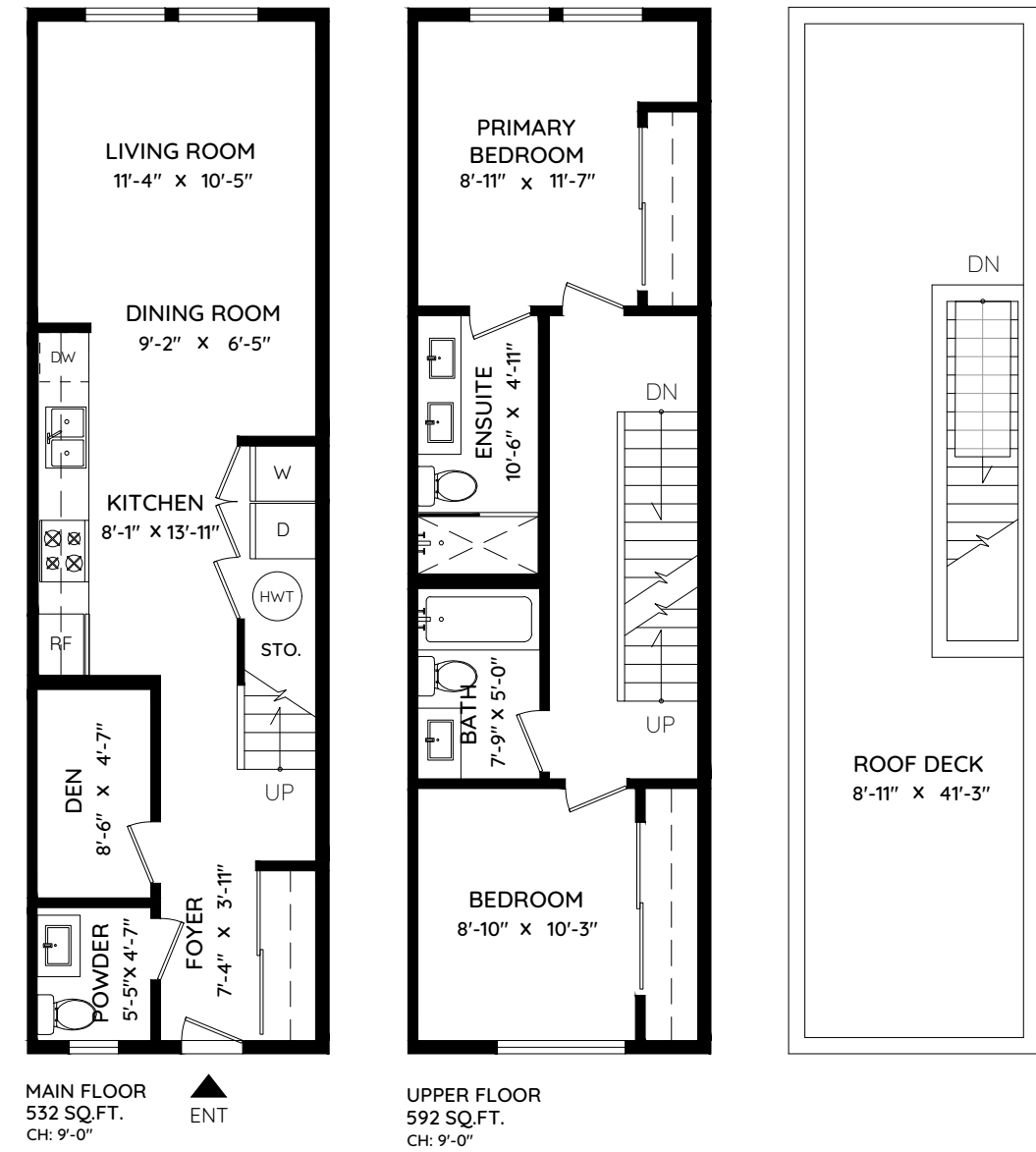
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PERSONAL REAL ESTATE CORPORATION
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OWN
YOUR
MARKET

312 - 626 ALEXANDER STREET
VANCOUVER, BC



MAIN	532 SQ.FT.
UPPER	592 SQ.FT.
TOTAL	1,124 SQ.FT.
ROOF DECK	370 SQ.FT.



0 ft 3 ft 5 ft

The floor plan and the measurements are approximate within +/- 2% and are to be used for advertising usage only. May include unfinished area. Not suitable for architectural or construction. ESO Insured

