



Presented by:
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Royal LePage Sussex
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ALI MAHMOUDI
Personal Real Estate Corporation

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Active
R3079717

Board: V
Apartment/Condo

2506 7388 KINGSWAY

Burnaby East
Edmonds BE
V3N 0G9

Residential Attached

\$658,000 (LP) 
(SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$658,000**
 Meas. Type: **Feet** Bedrooms: **1** Approx. Year Built: **2020**
 Frontage(feet): Bathrooms: **1** Age: **6**
 Frontage(metres): Full Baths: **1** Zoning: **CD**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$1,969.04**
 Sq. Footage: **0.00** P.I.D.: **030-996-503** For Tax Year: **2025**
 Flood Plain: View: **Yes :OCEAN, CITY & MOUNTAIN** Tax Inc. Utilities?:
 Complex / Subdiv: **Kings Crossing 1** Tour: **Virtual Tour URL**
 First Nation
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: Water Supply: **City/Municipal**

Style of Home: **Other**
 Construction: **Concrete**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Garage; Underground**
 Dist. to Public Transit: **VERY CLOSE**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: :
 Rain Screen:
 Metered Water:
 R.I. Plumbing:
 Fixtures Rmvd: :
 Floor Finish: **Mixed**

Dist. to School Bus:

Legal: **STRATA LOT 200, PLAN EPS5757, DISTRICT LOT 30, 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: **Air Cond./Central, Bike Room, Club House, Exercise Centre, In Suite Laundry, Playground, Recreation Center, Sauna/Steam Room, Concierge**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features: **CthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **655**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **655 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **655 sq. ft.**

Units in Development:
 Exposure:
 Mgmt. Co's Name: **Rancho Management Services**
 Maint Fee: **\$372.31**
 Maint Fee Includes: **Garbage Pickup, Gas, Management, Recreation Facility, Water**

Tot Units in Strata: **258**

Locker:

Storeys in Building:

Mgmt. Co's #:

Council/Park Apprv?:

Suite:
 Basement: **None**
 Crawl/Bsmt. Ht: # of Levels: **1**
 # of Kitchens: **1** # of Rooms: **6**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
 Restricted Age: # of Pets:
 # or % of Rentals Allowed:
 Short Term(<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:

Cats: Dogs:

Floor Type Dimensions
 Main Foyer **9'5 x 3'6**
 Main Den **5'8 x 7'5**
 Main Kitchen **7'1 x 8'8**
 Main Dining Room **10'2 x 6'0**
 Main Living Room **10'2 x 11'7**
 Main Primary Bedroom **10'0 x 11'1**
 x
 x

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	9'5 x 3'6		x		1	Main	3	Yes
Main	Den	5'8 x 7'5		x		2			
Main	Kitchen	7'1 x 8'8		x		3			
Main	Dining Room	10'2 x 6'0		x		4			
Main	Living Room	10'2 x 11'7		x		5			
Main	Primary Bedroom	10'0 x 11'1		x		6			
				x		7			
				x		8			

Listing Broker(s): **Royal LePage Sussex**

Welcome to the coveted 06 floor plan at Kings Crossing—a rare opportunity to own one of the building's most efficient and spacious one-bedroom + den homes. This 655 sq ft residence is thoughtfully laid out with abundant storage, a functional island, and space for both dining and a generous living area. Floor-to-ceiling windows showcase unobstructed ocean, mountain, and city views, while premium European appliances, a beverage cooler, air conditioning, and beautiful finishes elevate everyday living. Step onto your balcony overlooking the city skyline and enjoy resort-style amenities including a two-level gym, indoor sports court, table tennis, sauna, steam room, and rooftop garden. Groceries, restaurants, shopping, and the community centre are all just steps away.