



Presented by:
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ALI MAHMOUDI
Personal Real Estate Corporation

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Active
R3133325
Board: V
Apartment/Condo

1001 1888 ALBERNI STREET

Vancouver West
West End VW
V6G 1B3

Residential Attached

\$1,948,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$1,948,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1991
Frontage(feet):	Bathrooms: 2	Age: 35
Frontage(metres):	Full Baths: 2	Zoning: RM-5B
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$5,039.12
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 017-496-284	Tax Inc. Utilities?:
View: Yes :OCEAN/CITY/MOUNTAIN		Tour: Virtual Tour URL
Complex / Subdiv: RESIDENCES OF 1888 ALBERNI		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type:	Water Supply: City/Municipal	

Style of Home: **Corner Unit**
Construction: **Concrete**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

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

Reno. Year: **2025**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Underground**
Dist. to Public Transit: **VERY CLOSE** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Mixed**

Legal: **STRATA LOT 21, PLAN LMS150, DISTRICT LOT 185, NEW WESTMINSTER LAND DISTRICT, UNDIV 265/10000 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Elevator, Exercise Centre, Pool; Indoor, Recreation Center, Storage**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **1,596**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,596 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,596 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name: **Wynford**
Maint Fee: **\$1,437.01**
Maint Fee Includes: **Caretaker, Garbage Pickup, Hot Water, Management, Water**

Tot Units in Strata: **36** Locker: **Yes**
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **9**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	8'10 x 4'10	Main	Bedroom	7'5 x 11'2	1	Main	4	Yes
Main	Foyer	10'9 x 10'10			x	2	Main	3	Yes
Main	Laundry	7'1 x 6'3			x	3			
Main	Dining Room	7'7 x 11'9			x	4			
Main	Living Room	22'3 x 16'3			x	5			
Main	Kitchen	11'1 x 9'8			x	6			
Main	Primary Bedroom	15'11 x 12'3			x	7			
Main	Bedroom	11'3 x 10'8			x	8			

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

PARKSIDE LIVING - FULLY REDESIGNED & MODERN 3 BED/2 BATH ULTRA LUXURY apartment steps to STANLEY PARK. This ELEGANT and FUNCTIONAL home enjoys SWEEPING OCEAN/MOUNTAIN/CITY SKYLINE VIEWS, a sensational DESIGNER KITCHEN with an entertainment sized island & European appliances, beautiful countertops, custom cabinetry, gorgeous engineered hardwood throughout and outdoor space overlooking the city & marina. Enjoy a spacious and inviting living space featuring stunning curved glass windows with spectacular views and an adjacent dining area, perfect for entertaining! Ideally located on a quiet tree-lined street, walking distance to the Stanley Park seawall, world-class restaurants, shopping, & transportation. Building amenities: indoor pool, gym, lounge + games room. 2 parking + locker.