



Presented by:  
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ALI MAHMOUDI  
Personal Real Estate Corporation

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**Active**  
**R3148651**  
Board: V  
Apartment/Condo

**1001 1888 ALBERNI STREET**

Vancouver West  
West End VW  
V6G 1B3

Residential Attached

**\$1,898,000** (LP)   
(SP)



|                                                                          |                                     |                                    |
|--------------------------------------------------------------------------|-------------------------------------|------------------------------------|
| Sold Date:                                                               | If new, GST/HST inc?:               | Original Price: <b>\$1,898,000</b> |
| Meas. Type: <b>Feet</b>                                                  | Bedrooms: <b>3</b>                  | Approx. Year Built: <b>1991</b>    |
| Frontage(feet):                                                          | Bathrooms: <b>2</b>                 | Age: <b>35</b>                     |
| Frontage(metres):                                                        | Full Baths: <b>2</b>                | Zoning: <b>RM-5B</b>               |
| Depth / Size (ft.):                                                      | Half Baths: <b>0</b>                | Gross Taxes: <b>\$5,039.12</b>     |
| Sq. Footage: <b>0.00</b>                                                 |                                     | For Tax Year: <b>2025</b>          |
| Flood Plain:                                                             | P.I.D.: <b>017-496-284</b>          | Tax Inc. Utilities?:               |
| View: <b>Yes : OCEAN/CITY/MOUNTAIN</b>                                   |                                     | Tour: <b>Virtual Tour URL</b>      |
| Complex / Subdiv: <b>RESIDENCES OF 1888 ALBERNI</b>                      |                                     |                                    |
| First Nation:                                                            |                                     |                                    |
| Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b> |                                     |                                    |
| Sewer Type:                                                              | Water Supply: <b>City/Municipal</b> |                                    |

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.**

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

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?:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**  
Restricted Age: # of Pets: Cats: Dogs:  
# or % of Rentals Allowed:  
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.**