



# CLAIR ROCKEL PREC\*

MACDONALD REALTY

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338 West 11th Avenue  
Vancouver, BC, V5Y 1T2  
Year Built: 2006

UPPER FLOOR: 928 SQ FT

3 BEDROOMS + 2 BATHROOMS

MAIN FLOOR: 997 SQ FT

1 BATHROOM

TOTAL INTERIOR: 1,925 SQ FT

TOTAL: 3 BEDROOMS + 3 BATHROOMS

TOTAL EXTERIOR: 435 SQ FT

GARAGE: 192 SQ FT

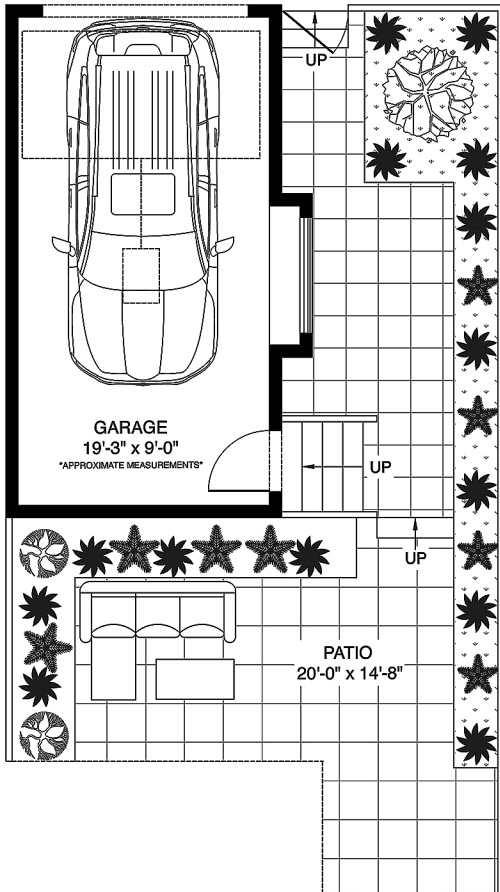
DECK: 91 SQ FT

(52 SQ FT / 39 SQ FT)

PATIO: 80 SQ FT

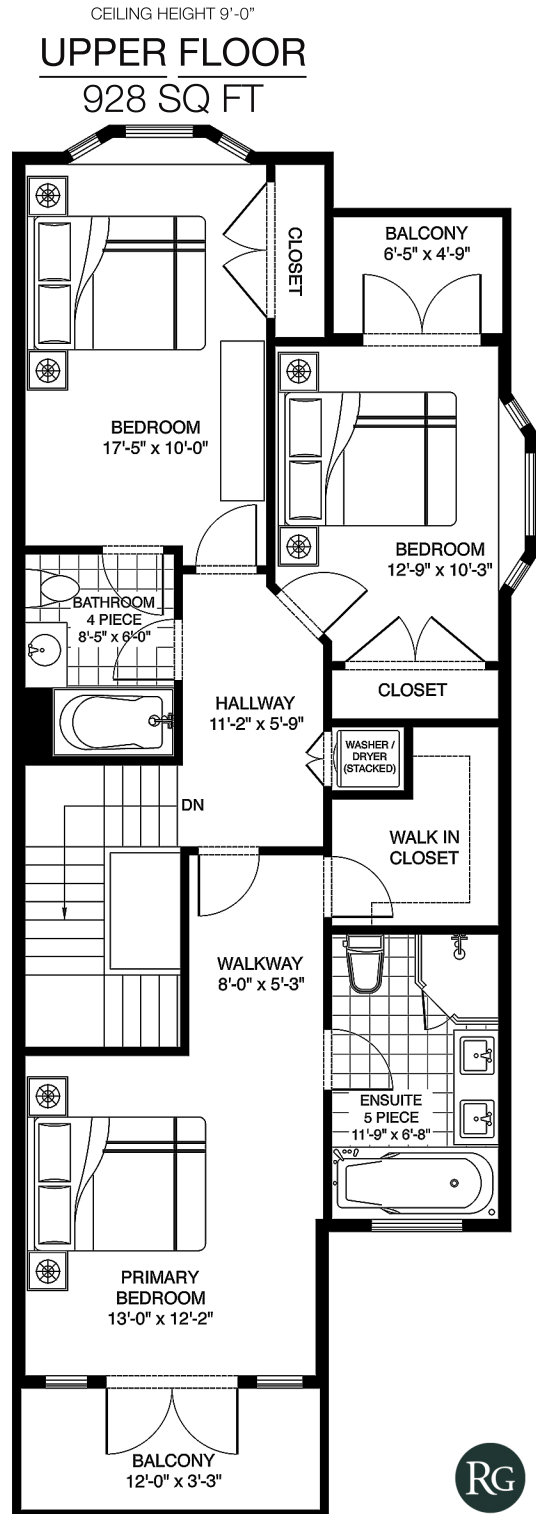
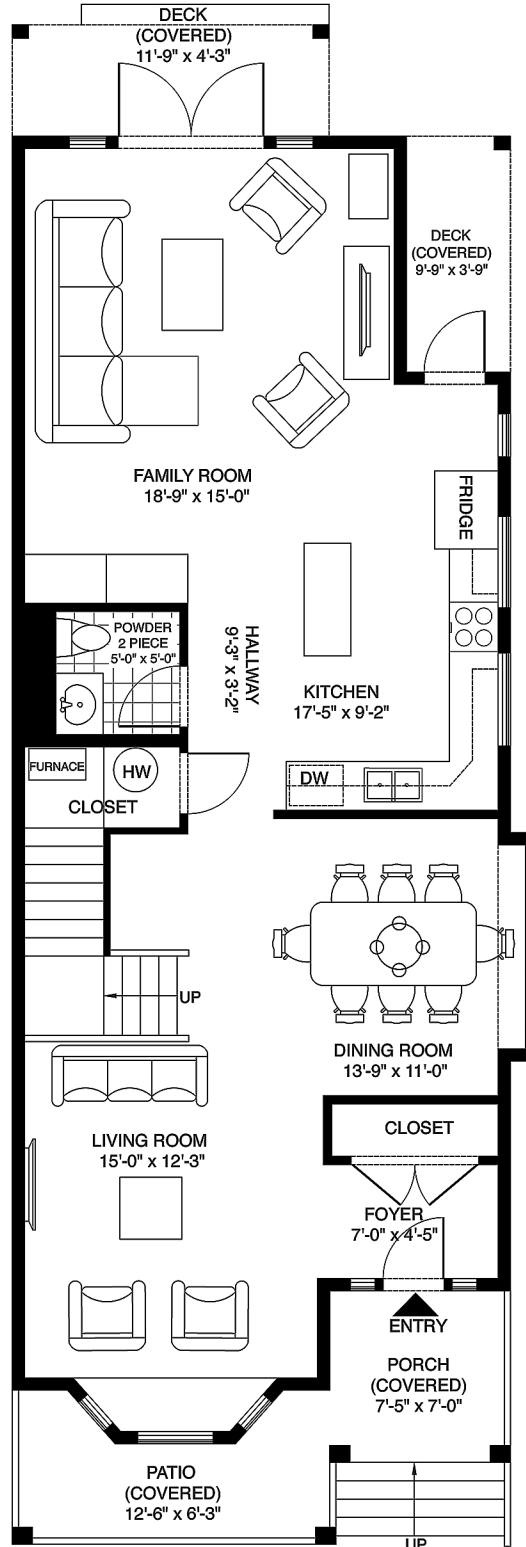
BALCONY: 72 SQ FT

(40 SQ FT / 32 SQ FT)



CEILING HEIGHT 9'-5"

**MAIN FLOOR**  
997 SQ FT



CEILING HEIGHT 9'-0"

**UPPER FLOOR**  
928 SQ FT



Macdonald  
Realty

SCALE  
0 10 20

Developed On: June 9, 2025 - Valid Until: December 9, 2025



REALTY STUDIOS  
RESIDENTIAL | COMMERCIAL | LUXURY



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