



Presented by:
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Active
R3163881
Board: V
Apartment/Condo

601 7321 HALIFAX STREET

Burnaby North
Simon Fraser Univer.
V5A 4R5

Residential Attached

\$668,800 (LP)

(SP)



Sold Date:
Meas. Type: **Feet**
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain:
Council
Exposure: **Northeast**
If new, GST/HST inc?:

Frontage (feet):
Frontage (metres):
Bedrooms: **2**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**
Maint. Fee: **\$445.53**

Original Price: **\$668,800**
Approx. Year Built: **1987**
Age: **39**
Zoning: **RM-4**
Gross Taxes: **\$1,915.96**
For Tax Year: **2025**
Tax Inc. Utilities?: **No**
P.I.D.: **008-297-487**
Tour: **Virtual Tour URL**

Mgmt. Co's Name: **FirstService Residential**

Mgmt. Co's Phone: **604-683-8900**

View: **Yes: Lush Greens & Mountain Views**

Complex / Subdiv: **The Ambassador**

Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**
Sewer Type:

Style of Home: **Corner Unit**
Construction: **Concrete**
Exterior: **Concrete, Mixed**
Foundation: **Concrete Perimeter**
Rain Screen: **Full**
Renovations: **Partly**
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Baseboard**
Outdoor Area: **Balcony(s)**
Type of Roof: **Tar & Gravel**

Reno. Year: **2022**
R.I. Plumbing:

Metered Water:
R.I. Fireplaces:
of

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
Parking: **Garage; Underground, Visitor Parking**
Locker: **Y**
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Tile**

Maint Fee Inc: **Caretaker, Gardening, Hot Water, Management, Recreation Facility**

Legal: **STRATA LOT 21, PLAN NWS2623, DISTRICT LOT 135, 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 1**

Amenities: **Bike Room, Elevator, Exercise Centre, In Suite Laundry, Pool; Outdoor, Recreation Center, Storage**

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'9 x 13'10			x			x
Main	Dining Room	14' x 5'4			x			x
Main	Kitchen	12'2 x 11'11			x			x
Main	Primary	13'10 x 11'5			x			x
Main	Bedroom	13'11 x 10'2			x			x
Main	Foyer	8'10 x 5'2			x			x
Main	Laundry	4'6 x 2'8			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,027	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	1,027 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Not Allowed, Rentals Allwd w/Restrctns, Smoking Restrictions			5				Grg Dr Ht:
Grand Total:	1,027 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **Oakwyn Realty Northwest**

The Ambassador - Spacious 2 BR condo w/desirable NE exposure. Large windows provide abundant natural light throughout the open, airy floor plan. Renovated kitchen features modern cabinetry, quartz countertops, SS appliance, a generous island w/seating & storage, while refreshed bathrooms, newer blinds, closet organizers & engineered flooring throughout add everyday functionality. A good size balcony overlooking mature trees, a lush courtyard & mountain views. In-suite laundry, amenities, parking + locker. Rainscreened building & proactive strata mgmt provide added peace of mind, w/scheduled maintenances, yearly inspections & numerous updates completed over the years. Prime location in a long-established neighbourhood, close to schools, transit, shopping, trails, golf course & SFU.