



Presented by:
Rory Clipsham

Oakwyn Realty Northwest
Phone: 604-710-8430
http://www.roryc.ca
rory.c@shaw.ca



Active
R2968386

Board: V
Apartment/Condo

902 7321 HALIFAX STREET

Burnaby North
Simon Fraser Univer.
V5A 4R5

Residential Attached

\$688,800 (LP)
(SP)



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

Frontage (feet):
Frontage (metres):
Bedrooms: **2**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**
Maint. Fee: **\$428.74**

Original Price: **\$688,800**
Approx. Year Built: **1987**
Age: **38**
Zoning: **RM-4**
Gross Taxes: **\$1,871.40**
For Tax Year: **2024**
Tax Inc. Utilities?: **No**
P.I.D.: **008-297-703**
Tour: **Virtual Tour URL**

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

View: **Yes: Courtyard & City Views**

Complex / Subdiv: **The Ambassador**

Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal**

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

Reno. Year: **2024**
R.I. Plumbing:

Metered Water:
R.I. Fireplaces:
of Fireplaces:

Total Parking: **1** Covered Parking: 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 Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Tile, Vinyl/Linoleum**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**
Legal: **PLAN NWS2623, STRATA LOT 40, DL 135, GROUP 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, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'7 x 10'2			x			x
Main	Dining Room	13'7 x 9'1			x			x
Main	Kitchen	11' x 10'2			x			x
Main	Foyer	8'9 x 7'11			x			x
Main	Primary	19'3 x 11'7			x			x
Main	Bedroom	14'1 x 10'4			x			x
Main	Laundry	4'7 x 2'11			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,026	# 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: No	Dogs: No	3				Pool:
Finished Floor (Total):	1,026 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaws: Pets Not Allowed, Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Unfinished Floor:	0	Basement: None			6				
Grand Total:	1,026 sq. ft.				7				
					8				

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

The Ambassador – Bright & Spacious 2 bdrm corner unit, features SE exposure, over-sized picture windows overlook mature trees, courtyard & city views, open concept living | dining layout, 2 generous sized bdrms on opposite ends to enhance privacy. Covered balcony can be accessed from kitchen & living area, perfect for all-season entertaining. COMPLETELY RENOVATED w/new paint, flooring, lighting, blinds, fixtures, new kitchen, breakfast bar & bathrooms. In-suite laundry, parking + locker. Building is well managed by a proactive strata w/yearly inspections, scheduled maintenance & numerous updates. Amenity includes : fully- equipped gym, rec rm & outdoor pool + on-site caretaker. A modern suite in the most established neighborhood, schools, SFU, transit, shopping, trails & golf course nearby.