



Presented by:  
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**Active**  
**R2971441**  
Board: V  
Apartment/Condo

**705 7321 HALIFAX STREET**

Burnaby North  
Simon Fraser Univer.  
V5A 4R5

Residential Attached

**\$648,800** (LP)

(SP)



Sold Date:  
Meas. Type: **Feet**  
Depth / Size (ft.):  
Lot Area (sq.ft.): **0.00**  
Flood Plain:  
Council Apprv?:  
Exposure: **Northwest**  
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: **\$648,800**  
Approx. Year Built: **1987**  
Age: **38**  
Zoning: **RM - 4**  
Gross Taxes: **\$1,862.90**  
For Tax Year: **2024**  
Tax Inc. Utilities?: **No**  
P.I.D.: **008-297-525**  
Tour:

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

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

View: **Yes: city, sunsets & mountains**

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: **Partly**  
Water Supply: **City/Municipal**  
Fireplace Fuel:  
Fuel/Heating: **Baseboard**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Tar & Gravel**

Reno. Year:  
R.I. Plumbing:  
  
Metered Water:  
R.I. Fireplaces:  
# of Fireplaces:

Total Parking: **1** Covered Parking: **1** Parking Access:  
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: **Laminate, Tile**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**  
Legal: **PLAN NWS2623, STRATA LOT 25, DISTRICT LOT 135, LD 36, 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 | 17'9 x 12'8 |       |      | x          |       |      | x          |
| Main  | Dining Room | 13'9 x 6'7  |       |      | x          |       |      | x          |
| Main  | Kitchen     | 11'1 x 10'  |       |      | x          |       |      | x          |
| Main  | Foyer       | 8'8 x 4'9   |       |      | x          |       |      | x          |
| Main  | Primary     | 13'9 x 11'1 |       |      | x          |       |      | x          |
| Main  | Bedroom     | 12' x 10'4  |       |      | x          |       |      | x          |
| Main  | Laundry     | 4'8 x 2'2   |       |      | x          |       |      | x          |
|       |             | x           |       |      | x          |       |      | x          |
|       |             | x           |       |      | x          |       |      | x          |
|       |             | x           |       |      | x          |       |      | x          |

|                            |                      |                                                |                         |                       |      |       |             |            |                |
|----------------------------|----------------------|------------------------------------------------|-------------------------|-----------------------|------|-------|-------------|------------|----------------|
| Finished Floor (Main):     | <b>1,019</b>         | # of Rooms: <b>7</b>                           | # of Kitchens: <b>1</b> | # of Levels: <b>1</b> | Bath | Floor | # of Pieces | Ensuite?   | Outbuildings   |
| Finished Floor (Above):    | <b>0</b>             | Crawl/Bsmt. Height:                            |                         |                       | 1    | Main  | <b>3</b>    | <b>No</b>  | Barn:          |
| Finished Floor (Below):    | <b>0</b>             | Restricted Age:                                |                         |                       | 2    | Main  | <b>4</b>    | <b>Yes</b> | Workshop/Shed: |
| Finished Floor (Basement): | <b>0</b>             | # of Pets:                                     | Cats: <b>No</b>         | Dogs: <b>No</b>       | 3    |       |             |            | Pool:          |
| Finished Floor (Total):    | <b>1,019 sq. ft.</b> | # or % of Rentals Allowed:                     |                         |                       | 4    |       |             |            | Garage Sz:     |
|                            |                      | Bylaws: <b>Pets Not Allowed, Rentals Allwd</b> |                         |                       | 5    |       |             |            | Grg Dr Ht:     |
| Unfinished Floor:          | <b>0</b>             | <b>w/Restrctns</b>                             |                         |                       | 6    |       |             |            |                |
| Grand Total:               | <b>1,019 sq. ft.</b> | Basement: <b>None</b>                          |                         |                       | 7    |       |             |            |                |
|                            |                      |                                                |                         |                       | 8    |       |             |            |                |

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

**Welcome to The Ambassador – bright and spacious 1019 sqft, NW 2 bdrm corner suite, featuring open and airy layout, large windows welcoming in abundant natural light, views of lush treetops, city skyline, sunsets and North Shore mountains. Generous sized bdrms on opposite sides. Covered balcony is accessible via living space and kitchen, updated flooring and SS appliances, ample storage, in-suite laundry (with newer washer/dryer), parking + locker. Proactive strata mgmt. has numerous interior/exterior/mechanical upgrades. On-side caretaker, well-equipped gym, rec room and outdoor pool. Mins to schools, SFU, transit, shopping, trails, golf course, outdoor tennis and pickleball courts. A very desirable neighbourhood and unit, offering first-home, remodeling project and investment potential.**