



Presented by:

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**Active**  
**R3027659**Board: V  
Apartment/Condo**402 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 Apprv?:

Exposure:

If new, GST/HST inc?:

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

View:

Complex / Subdiv: **The Ambassador**Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**Sewer Type: **City/Municipal**

Frontage (feet):

Frontage (metres):

Bedrooms: **2**Bathrooms: **2**Full Baths: **2**Half Baths: **0**Maint. Fee: **\$428.74**Original Price: **\$668,800**Approx. Year Built: **1987**Age: **38**Zoning: **RM-4**Gross Taxes: **\$1,848.73**For Tax Year: **2024**Tax Inc. Utilities?: **No**P.I.D.: **008-297-355**Tour: **Virtual Tour URL**

Style of Home: **Corner Unit**  
 Construction: **Concrete**  
 Exterior: **Concrete**  
 Foundation: **Concrete Perimeter**  
 Rain Screen: **Full**  
 Renovations: **Partly**  
 Water Supply: **City/Municipal**  
 Fireplace Fuel:  
 Fuel/Heating: **Baseboard, Electric**  
 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: **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: **Laminate, Tile**  
 Dist. to School Bus:  
 Total Units in Strata: **100**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**  
 Legal: **STRATA LOT 10, 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, Garden, 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, Garage Door Opener**

| Floor | Type        | Dimensions   | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-------------|--------------|-------|------|------------|-------|------|------------|
| Main  | Living Room | 17'9 x 11'4  |       |      | x          |       |      | x          |
| Main  | Dining Room | 13'11 x 7'11 |       |      | x          |       |      | x          |
| Main  | Kitchen     | 11'1 x 9'11  |       |      | x          |       |      | x          |
| Main  | Foyer       | 8'4 x 4'7    |       |      | x          |       |      | x          |
| Main  | Primary     | 13'10 x 11'3 |       |      | x          |       |      | x          |
| Main  | Bedroom     | 14'6 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):     | <b>1,003</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:                   | Dogs:                 | 3    |       |             |            | Pool:          |
| Finished Floor (Total):    | <b>1,003 sq. ft.</b> | # or % of Rentals Allowed:                                 |                         |                       | 4    |       |             |            | Garage Sz:     |
|                            |                      | Bylaws: <b>Pets Not Allowed, Rentals Allwd w/Restrctns</b> |                         |                       | 5    |       |             |            | Grg Dr Ht:     |
| Unfinished Floor:          | <b>0</b>             | Basement: <b>None</b>                                      |                         |                       | 6    |       |             |            |                |
| Grand Total:               | <b>1,003 sq. ft.</b> |                                                            |                         |                       | 7    |       |             |            |                |
|                            |                      |                                                            |                         |                       | 8    |       |             |            |                |

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

**The Ambassador** – this corner unit offers bright SE exposure & spacious 1003 sqft thoughtfully designed open-concept living | dining layout with separated bedrooms. Updated painting, flooring, new doors/casings, crown mouldings, backsplash & 2 new modern bathrooms, kitchen in original condition but brimming with potential. Covered balcony off the living rm & kitchen area, is perfect for morning coffee & sunset BBQs. In-suite laundry, parking+locker, on-site caretaker, fully-equipped gym, rec room & outdoor pool. Rainscreened building, proactive strata mgmt has numerous interior/exterior/mechanical upgrades. Close to schools, SFU, transit, shopping, trails & golf course. A very desirable location blends quiet urban living with the tranquility of nature.