

Pending
R3096810
 Board: V, Detached
 House/Single Family

7477 19TH AVENUE

Burnaby East
 Edmonds BE
 V3N 1E5

\$1,399,900 (LP)
\$1,390,000 (SP)



Days on Market: **45** List Date: **3/6/2026** Seller's Acceptance Date: **4/20/2026**
 Orig. Price: **\$1,499,900** Expiry Date: **10/31/2026** Subject Removal Date: **4/29/2026**
 Prev. Price: **\$1,499,900** Completion Date:

Meas. Type: **Feet** If new, GST/HST inc?: Approx. Year Built: **1987**
 Frontage (feet): **33.00** Bedrooms: **5** Age: **39**
 Frontage (metres): **10.06** Bathrooms: **3** Zoning: **R1**
 Depth / Size: **113.221...** Full Baths: **3** Gross Taxes: **\$5,315.40**
 Lot Area (sq.ft.): **3,735.08** Half Baths: **0** For Tax Year: **2025**
 Lot Area (acres): **0.09** Rear Yard Exp: Tax Inc. Utilities?: **No**
 Flood Plain: P.I.D.: **004-858-743** Tour:
 View: :

Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Sanitary Sewer, Water**

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Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey, Basement Entry**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Single**
 Driveway Finish:
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata** Land Lease Expiry Ye...
 Seller's Intere... **Power of Attorney**
 Property Disc.: **Y...**
 Fixtures Leas... **No :**
 Fixtures Rmvd: **No :**
 Floor Finish:

Renovations: Reno. Year:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas** Rain Screen:
 Fuel/Heating: **Forced Air, Natural Gas** Metered Water:
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard** R.I. Plumbing:

Type of Roof: **Asphalt**
 Legal: **LOT 2, PLAN NWP72632, DISTRICT LOT 30, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**
 Site Influences:
 Features: **CltHwsh/Dryr/Frdg/Stve/DW**

Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Finished Floor (Main): **1,299**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **1,048**
 Finished Floor (Total): **2,347 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **2,347 sq. ft.**
 Flr Area (Det'd 2nd Res): **sq. ft.**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Main	Living Room	13'5x17'11	Bsmt	Foyer	10'5x 14'11	Floor #Pcs
Main	Dining Room	9'10x10'1				Main 5
Main	Kitchen	10'1x10'				Main 4
Main	Eating Area	10'1x10'4				Bsmt 4
Main	Primary Bedroom	13'9x16'1				
Main	Walk-In Closet	3'2x5'2				
Main	Bedroom	10'5x9'10				
Main	Bedroom	10'5x9'11				
Bsmt	Living Room	13'4x19'				
Bsmt	Kitchen	13'5x11'7				
Bsmt	Bedroom	10'5x10'				
Bsmt	Bedroom	10'4x9'7				
Bsmt	Laundry	10'5x10'10				

Crawl/Bsmt. Ht: # of Levels: **2**
 # of Kitchens: **2** # of Rooms: **14**

Manuf Type: Registered in MHR?: PAD Rental:
 MHR#: CSA/BCE: Maint. Fee:
 ByLaw Restrictions:

List Broker 1: **RE/MAX Truepeak Realty - OFC: 604-755-3302**
 List Desig Agt 1: **David Corrie - PREC - Phone: 604-897-1454**
 List Broker 2: **RE/MAX Truepeak Realty - OFC: 604-755-3302**
 List Desig Agt 2: **John Corrie - Phone: 604-309-0540** 3.
 Buyer's Broker 1: **RE/MAX City Realty - Office: 604-439-2266**
 Buyer's Agent 1: **Sam Kochhar** 2: 3:
 Owner: **HARBANS SINGH VARYAH & PAVITER KAUR VARYAH**
 Commission: **3.22% ON THE FIRST \$100,000 AND 1.15% ON THE BALANCE**

List Broker 3:
david@davidcorrie.com

Appointments: **Touchbase**
 Call: **David Corrie**
 Phone: **604-897-1454**

Occupancy: **Owner, Vacant**

Realtor **Please submit team disclosure signed by buyer(s) with any offers. Professionally measured by Spotlight Media. All measurements are approx.**
 Remarks: **Please verify if important. Property contains accommodation which is not authorized. Some photos have been virtually staged.**

On the market for the first time in many years! Welcome to a well kept home in a great neighborhood. Featuring 3 bedrooms up with 2 full bathrooms, plus a 2 bedroom rental suite down, with a quiet fenced backyard. This house is made for entertaining family and friends with a formal dining room overlooking a bright living room with a fireplace and lots of large windows. All of the bedrooms are spacious as well. Updates include newer flooring on the main floor and a newer roof installed in 2024. Walk to Edmonds Community School (K to grade 7) in only minutes. Highgate Village Shopping Centre is just around the corner as well. Homes like this one are seldom available for sale.