



Presented by:  
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**Active**  
**R3025730**  
 Board: V  
 1/2 Duplex

**2 4756 ARGYLE STREET**  
 Vancouver East  
 Victoria VE  
 V5N 3X8

Residential Attached  
**\$1,598,000** (LP)   
 (SP)



Sold Date:	If new, GST/HST inc?: <b>No</b>	Original Price: <b>\$1,598,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>2025</b>
Frontage(feet): <b>33.00</b>	Bathrooms: <b>4</b>	Age: <b>0</b>
Frontage(metres): <b>10.06</b>	Full Baths: <b>3</b>	Zoning: <b>R1-1</b>
Depth / Size (ft.): <b>122.33</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$0.00</b>
Sq. Footage: <b>4,036.89</b>		For Tax Year: <b>2025</b>
Flood Plain: <b>No</b>	P.I.D.: <b>032-528-850</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes : Mountain</b>		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **3 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Fibre Cement Board**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Electric, Heat Pump**  
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 Rain Screen: **Full**  
 Metered Water: **Yes**  
 R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**  
 Parking: **Garage; Single**  
 Dist. to Public Transit: **3** Dist. to School Bus: **5**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: :  
 Fixtures Rmvd: :  
 Floor Finish: **Hardwood, Tile**

Legal: **STRATA LOT 2 DISTRICT LOT 706 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS11466 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central, In Suite Laundry**

Site Influences: **Central Location, Lane Access, Shopping Nearby**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Heat Recov. Vent.**

Finished Floor (Main): <b>595</b>	Units in Development: <b>2</b>	Tot Units in Strata: <b>2</b>	Locker: <b>No</b>
Finished Floor (Above): <b>595</b>	Exposure:	Storeys in Building: <b>3</b>	
Finished Floor (AbvMain2): <b>373</b>	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$0.00</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Other</b>		
Finished Floor (Total): <b>1,563 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>1,563 sq. ft.</b>	Bylaws Restrictions: <b>No Restrictions</b>		

Suite: <b>None</b>	Restricted Age:	# of Pets:	Cats:	Dogs:
Basement: <b>None</b>	# or % of Rentals Allowed:			
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>			
# of Kitchens: <b>1</b>	Short Term Lse-Details:			
# of Levels: <b>3</b>				
# of Rooms: <b>8</b>				

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	7'8 x 4'7			x	1	Main	2	No
Main	Kitchen	10'9 x 7'8			x	2	Above	4	Yes
Main	Dining Room	11'2 x 6'11			x	3	Above	5	Yes
Main	Living Room	15'11 x 10'1			x	4	Abv Main 2	4	Yes
Main	Den	5'6 x 5'5			x	5			
Above	Primary Bedroom	11'1 x 10'0			x	6			
Above	Bedroom	10'0 x 8'7			x	7			
Above	Primary Bedroom	15'0 x 12'8			x	8			

Listing Broker(s): **Macdonald Realty**

**Mizan Developments & Architrix Design Studio present this stylish 1/2 duplex home in the desirable Kensington/Cedar Cottage neighbourhood of East Van. Each home offers 3 beds+Den/3.5 baths, an open-concept main floor, and luxurious earth-tone finishes, including quartz countertops, brushed oak flooring, and a gas fireplace. Kitchens feature large islands, Fisher Paykel appliances, and custom cabinetry, leading to spacious at grade outdoor patio and fully fenced private yard. The primary bedroom has a spa-like ensuite and large walk-through closet. Spacious upper level bedroom with sliding doors leading to the deck to enjoy the view. Detached garage with EV capable parking. Schools: Lord Selkirk Elem & Gladstone Secondary. Open House Sat/Sun July 12th/13th 2-4pm**