

Partial Listing**Temp-520905**

Board: V, Attached

1/2 Duplex

2 4758 ARGYLE STREET

Vancouver East

Victoria VE

V5N 3X8

\$1,598,000 (LP)

(SP)



Days on Market:

Orig. Price:

Prev. Price: **\$0**List Date: **8/13/2025**Expiry Date: **10/31/2025**

Seller's Acceptance

Subject Removal Date:

Completion Date:

Meas. Type:

FeetIf new,GST/HST inc?: **No**

Approx. Year

2025

Frontage (feet):

33.00Bedrooms: **3**

Age:

0

Frontage (metres):

10.06Bathrooms: **4**

Zoning:

R1-1

Depth/Size:

122.33Full Baths: **3**

Gross Taxes:

\$0.00

Sq. Footage:

4,036.89Half Baths: **1**

For Tax Year:

2025

Flood Plain:

No

P.I.D.:

032-528-876Tax Inc. Utilities?: **No**

View:

Yes : Mountain

Tour:

Complex / Subdiv:

First Nation Reserve:

Services Connected:

Electricity, Natural Gas, Sanitary Sewer

Sewer Type:

City/MunicipalWater Supply: **City/Municipal**Style of Home: **3 Storey**Construction: **Frame - Wood**Exterior: **Fibre Cement Board**Foundation: **Concrete Perimeter**

Renovations:

#of **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**

Land Lease Expiry Year:

Seller's Interest: **Registered Owner**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 EPS11467 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Municipal

Garbage:

Water:

Dyking:

Sewer:

Other:

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): **595**Finished Floor (Above): **595**Finished Floor (AbvMain2): **373**Finished Floor (Below): **0**Finished Floor (Basement): **0**Finished Floor (Total): **1,563 sq.**Unfinished Floor: **0**Grand Total: **1,563 sq.**Suite: **None**Basement: **None**

Crawl/Bsmt. Ht:

of Kitchens: **1**# of Levels: **3**# of Rooms: **8**Units in Development: **2**

Exposure:

Mgmt. Co's Name:

Maint Fee: **\$0.00**Maint Fee Includes: **Other**Bylaw Restrictions: **No Restrictions**

Restricted Age:

or % of Rentals Allowed:

Short Term(<1yr)Rnt/Lse Alwd?: **No**

Short Term Lse-Details:

Tot Units in Strata: **2**Storeys in Building: **3**

Mgmt. Co's #:

Council/Park Apprv:

Locker: **No**

of Pets:

Cats:

Dogs

Floor	Type	Dimensions
Main	Foyer	7'8 x 4'7
Main	Kitchen	10'9 x 7'8
Main	Dining Room	11'2 x 6'11
Main	Living Room	15'11 x 10'1
Main	Den	5'6 x 5'5
Above	Primary Bedroom	11'1 x 10'0
Above	Bedroom	10'0 x 8'7
Above	Primary Bedroom	15'0 x 12'8

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	#Pieces	Ensuite?
1	Main	2	No
2	Above	4	Yes
3	Above	5	Yes
4	Abv Main 2	4	Yes
5			
6			
7			
8			

List Broker 1: **Macdonald Realty - OFC: 236-471-5707**List Desig Agt 1: **Sean P Stevens PREC* - Phone: 604-782-0821**

List Broker 2:

List Desig Agt 2:

Buyer's Broker 1:

Buyer's Agent 1:

Owner: **1419704 B.C. LTD., INC.NO. BC1419704**Commission: **3.22% ON THE 1ST \$100,000/1.1625% ON THE REMAINDER**

List Broker 3:

contact@seanstevens.ca

3:

3

Appointments:

Call:

Phone:

Touchbase**Sean****604-782-0821**Occupancy: **Vacant**

Realtor

Remarks:

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.