

Active
R3121327
 Board: V, Attached
 1/2 Duplex

1 625 E 24TH AVENUE

Vancouver East
 Fraser VE
 V5V 2A3

\$2,049,900 (LP)

(SP)



Days on Market: **1** List Date: **5/7/2026** Seller's Acceptance Date:
 Orig. Price: **\$2,049,900** Expiry Date: **8/31/2026** Subject Removal Date:
 Prev. Price: **\$0** Completion Date:
 Meas. Type: If new,GST/HST inc?: **No** Approx. Year Built: **2026**
 Frontage (feet): **32.93** Bedrooms: **3** Age: **0**
 Frontage (metres): Bathrooms: **4** Zoning: **R1-1**
 Depth/Size: **122** Full Baths: **3** Gross Taxes: **\$0.00**
 Sq. Footage: **4,017.46** Half Baths: **1** For Tax Year: **2026**
 Flood Plain: **No** P.I.D.: **032-826-923** Tax Inc. Utilities?: **No**
 View: : Tour:
 Complex / Subdiv: **Fraser**
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey** Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 Construction: **Frame - Wood** Parking: **Garage; Single**
 Exterior: **Glass, Fibre Cement Board** Dist. to Public Transit: **1** Dist. to School Bus: **1**
 Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata** Land Lease Expiry Year:
 Renovations: Reno. Year: Property Disc.: **Y...** Seller's Interest: **Registered Owner**
 #of Fireplaces: R.I. Fireplaces: Rain Screen: **Full** Fixtures Leased: :
 Fireplace Fuel: Metered Water: **Yes** Fixtures Rmvd: **No** :
 Fuel/Heating: **Electric, Heat Pump** R.I. Plumbing: Floor Finish: **Hardwood, Tile**
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
 Type of Roof: **Asphalt, Torch-On**

Legal: **STRATA LOT 1 DISTRICT LOT 301 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS12517 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V** Municipal Charges
 Amenities: **In Suite Laundry** Garbage:
 Site Influences: **Central Location, Lane Access, Private Yard, Recreation Nearby, Shopping Nearby** Water:
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Heat Recov. Vent., Security System, Sprinkler - Fire** Dyking:
 Sewer:
 Other:

Finished Floor (Main): 664	Units in Development: 2	Tot Units in Strata: 2	Locker: No
Finished Floor (Above): 631	Exposure:	Storeys in Building: 3	
Finished Floor (AbvMain2): 359	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$0.00	Council/Park Apprv:	
Finished Floor (Basement): 0	Maint Fee Includes:		
Finished Floor (Total): 1,654 sq. ft.	Bylaw Restrictions: No Restrictions	# of Pets:	Cats: Dogs:
Unfinished Floor: 0	Restricted Age:		
Grand Total: 1,654 sq. ft.	# or % of Rentals Allowed:		
Suite: None	Short Term(<1yr)Rnt/Lse Alwd?: No		
Basement: Crawl	Short Term Lse-Details:		
Crawl/Bsmt. Ht: 4			
# of Kitchens: 1			
# of Levels: 3			
# of Rooms: 8			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	#Pieces	Ensuite?
Main	Foyer	5'11 x 4'5	1	Main	2	2	Main	2	No
Main	Dining Room	15'2 x 6'11	2	Above	5	3	Above	4	Yes
Main	Kitchen	12'7 x 9'7	3	Above	4	4	Above	4	No
Main	Living Room	14'0 x 10'11	4	Above	5	6			Yes
Above	Primary Bedroom	12'10 x 11'5	5			7			
Above	Walk-In Closet	7'7 x 8'0	6			8			
Above	Bedroom	11'8 x 9'11							
Abv Mai...	Bedroom	13'7 x 10'2							

List Broker 1: **Macdonald Realty - OFC: 236-471-5707** List Broker 3:
 List Desig Agt 1: **Sean P Stevens PREC* - Phone: 604-782-0821** **contact@seanstevens.ca**
 List Broker 2: **3.** Appointments: **Touchbase**
 List Desig Agt 2: **3.** Call: **Sean**
 Buyer's Broker 1: **3.** Phone: **604-782-0821**
 Buyer's Agent 1: **2.** **3**
 Owner: **JASON QUINN LAU & SANJEEV SINGH GILL**
 Commission: **3.22% ON THE 1ST \$100,000/1.1625% ON THE REMAINDER.** Occupancy: **Vacant**

Realtor **(Front Duplex), Professionally measured by GMS Floorplans (Strata Plan may differ), Move in Ready. Open House Sat/Sun May 9/10th 2-4pm**
 Remarks:

This stylish South facing 1/2 duplex by Sky Projects is located in vibrant Fraserhood. 1654 SF 3-bed/3.5 bath home features a large open main floor, brushed oak floors, an abundance of built in cabinetry, surround sound and automatic blinds. The kitchen boasts Fisher & Paykel appliances, matte quartz countertops and custom BCG cabinetry with plenty of storage. The Living and dining room feature large patio doors opening to the at grade patio and fenced yard elevated above from the streetscape providing excellent privacy. The primary bedrm includes a large walk-in closet and ensuite and generous windows. Enjoy the security of a detached garage w/ EV capability and storage. 4' Crawl space. Convenient location near Fraser St, shopping & Transit. Open House Sat/Sun May 9/10th 2-4pm