

Presented by:
Bernadette Dunnigan PREC*
Dunnigan Homes Real Estate Group
Oakwyn Realty Ltd.
Phone: 778-835-0599
http://www.dunniganhomes.com
Bernadette@Dunniganhomes.com

Active
R3184079
Board: V
Townhouse

6 3750 EDGEMONT BOULEVARD
North Vancouver
Edgemont
V7R 2P8

Residential Attached
$2,379,000 (LP)
(SP) M



Sold Date:		If new,GST/HST inc?:		Original Price:	**$2,379,000**
Meas. Type:		Bedrooms:	**4**	Approx. Year Built:	**2005**
Frontage(feet):		Bathrooms:	**4**	Age:	**21**
Frontage(metres):		Full Baths:	**3**	Zoning:	**RM2**
Depth / Size (ft.):		Half Baths:	**1**	Gross Taxes:	**$7,364.70**
Sq. Footage:	**0.00**			For Tax Year:	**2026**
Flood Plain:		P.I.D.:	**026-293-366**	Tax Inc. Utilities?:	
View:	:			Tour:	

Complex / Subdiv: **The Manor at Edgemont**
First Nation Reserv...
Services Conncted: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **Sanitation** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, Stucco**
Foundation: **Concrete Perimeter**

Renovations: Reno. Year:
# of Fireplaces: **2** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Gas - Natural** Metered Water:
Fuel/Heating: **Baseboard, Forced Air, Natural Gas** R.I. Plumbing:
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access:
Parking: **Garage; Double**
Dist. to Public Transit: **220m** Dist. to School Bus: **900m**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **STRATA LOT 6, PLAN BCS1296, DISTRICT LOT 601, 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 V**

Amenities: **Club House, In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
Features: **Clothes Washer/Dryer, Dishwasher, Microwave, Oven - Built In, Range Top, Refrigerator, Security System, Stove**

Finished Floor (Main):	**976**	
Finished Floor (Above):	**1,286**	
Finished Floor (AbvMain2):	**0**	
Finished Floor (Below):	**979**	
Finished Floor (Basement):	**0**	
Finished Floor (Total):	**3,241**	**sq. ft.**
Unfinished Floor:	**0**	
Grand Total:	**3,241**	**sq. ft.**

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **3**
# of Kitchens: **1** # of Rooms: **14**

Units in Development: **60** Tot Units in Strata: Locker: **No**
Exposure: **South** Storeys in Building:
Mgmt. Co's Name: **Pacific Quorum Properties** Mgmt. Co's #: **604-685-3828**
Maint Fee: **$705.22** Council/Park Apprv?:
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal**

Bylaws Restrictions: **Pets Allowed, Rentals Allowed**
Restricted Age: # of Pets: Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions
Main	**Foyer**	**11'0 x 4'7**
Main	**Living Room**	**18'1 x 13'3**
Main	**Dining Room**	**14'8 x 11'0**
Main	**Family Room**	**13'7 x 11'8**
Main	**Kitchen**	**8'1 x 16'7**
Main	**Office**	**5'9 x 5'10**
Above	**Primary Bedroom**	**12'5 x 17'4**
Above	**Walk-In Closet**	**6'10 x 8'8**

Floor	Type	Dimensions
Above	**Bedroom**	**10'6 x 15'2**
Above	**Bedroom**	**10'9 x 11'4**
Above	**Laundry**	**5'1 x 9'1**
Below	**Recreation Room**	**15'7 x 23'10**
Below	**Bedroom**	**20'11 x 10'8**
Below	**Utility**	**13'10 x 7'3**
		x
		x

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

Listing Broker(s): **Oakwyn Realty Ltd.**

Walk to Edgemont Village for coffee, groceries and a stop at Capilano Library, or head out on nearby trails. Set on the south side of the complex at The Manor at Edgemont, this 3240 sqft. townhome offers four spacious bedrooms, a private south-facing patio and an attached double garage with an oversized driveway. The open main floor connects the kitchen with living, dining and family areas to the outdoor space with room to host. Upstairs, the generous primary suite has a spa-like ensuite, with two large bedrooms, a full bath and a laundry room on the same level. Downstairs, a guest bedroom and full bath give visitors their own space, while the rec room has space for movie nights and a home gym. So much storage for bikes and seasonal gear, too. The pet-friendly strata allows two pets.

REA Full Public
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