

# \$2,400,000 - 7474 Edmonds Street, Burnaby

MLS® #R2946641

**\$2,400,000**

4 Bedroom, 2.00 Bathroom, 3,309 sqft

Single Family on 0.17 Acres

N/A, Burnaby, British Columbia

Builders, developers and owner operators looking for a property in the desirable Edmonds community. Currently has a live work layout with the building demised into a retail and living quarters. Located on the OCP as medium mix use up to 6 stories, COB is potentially amending the OCP of the block to High Density. Property is mostly land value and can be potentially sold with neighbouring property 7468 Edmonds. Building needs TLC. C4 allows for numerous uses and a maximum coverage shall be 50 percent of the lot area, approx a 3700 sqft building. Call listing agent for more details. (id:6289)

Built in 1930

## Essential Information

|                |               |
|----------------|---------------|
| Listing #      | R2946641      |
| Price          | \$2,400,000   |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Square Footage | 3,309         |
| Acres          | 0.17          |
| Year Built     | 1930          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 7474 Edmonds Street |
| Subdivision | N/A                 |



|             |                  |
|-------------|------------------|
| City        | Burnaby          |
| Province    | British Columbia |
| Postal Code | V3N1B2           |

### Amenities

|           |                      |
|-----------|----------------------|
| Amenities | Recreation, Shopping |
| Features  | Central location     |
| Parking   | Other                |

### Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Jovi Realty Inc. |
|----------------|------------------|



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Listing information last updated on October 20th, 2025 at 3:16am PDT