

RESIDENT EXPERTS

ENGEL&VÖLKERS®



Bright & Private Garden Suite in Kerrisdale

104-5350 BALSAM STREET | VANCOUVER, BC



Reasons We Love This Location

- **5 minute drive** - Save-On Foods
- **7 minute walk** - Bufala Restaurant
- **7 minute drive** - VanDusen Botanical Garden
- **8 minute walk** - White Spot
- **9 minute walk** - Cafe Artigiano
- **9 minute walk** - Secret Garden Tea Company
- **9 minute walk** - Kerrisdale Pharmacy
- **9 minute walk** - Buchan's Stationery
- **10 minute walk** - Hill's of Kerrisdale
- **10 minute walk** - Thomas Hobbs Florist
- **11 minute walk** - Honolulu Coffee
- **11 minute walk** - Kerrisdale Community Centre
- **13 minute walk** - Kerrisdale Pool



Spacious 2 Bed & 2 Bath at Balsam House

Offered at:

\$778,000

Indoor Living:

902 sq.ft.

Maintenance Fee:

\$738.74

Bedrooms & Bathrooms:

2 beds & 2 baths

Parking & Storage:

1 parking stall, 1 storage locker

Year Built:

1970

2024 Taxes:

\$2,104.45

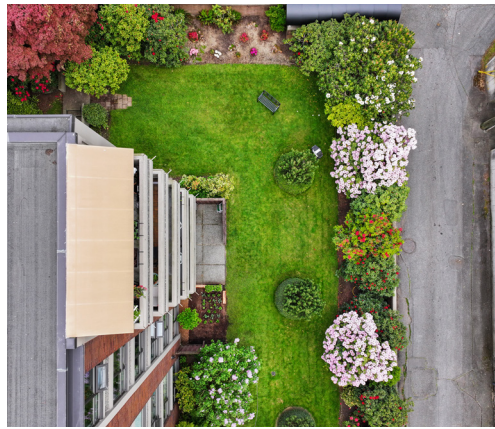
Pets & Rentals:

No Pets (Service Pets Allowed)
Rentals Allowed (Min 30 days)

Neighbourhood:

Kerrisdale

Welcome to Balsam House - a hidden gem in the heart of Kerrisdale, surrounded by lush gardens in a tranquil, park-like setting. This bright and private 902 sqft. 2-bed & 2-bath NE corner suite offers an exceptional layout with bedrooms on opposite sides, oversized windows, and stunning garden views that fill the home with natural light. Enjoy the morning sun on your expansive garden patio overlooking lush gardens and mature landscaping. Located on the ground floor, this unit offers incredible privacy and direct patio access-perfect for indoor-outdoor living. The well-maintained concrete building has just 4 suites per floor, creating a quiet, community-focused atmosphere. Balsam House is a well-cared-for concrete building featuring major upgrades, including double-paned windows and sliding doors (2014), updated plumbing (2008), and a roof replacement (2006). Comes with 1 parking, 1 storage locker and free shared laundry on each floor (only 4 suites per floor) and a live-in caretaker for added peace of mind. No pets, but rentals allowed (30-day minimum). This is a walker's paradise, just minutes from shopping, dining, parks, and daily essentials along West Boulevard and 41st Avenue. Don't miss this rare opportunity to own one of Kerrisdale's most desirable and well-cared-for buildings.



2 BEDROOMS + 2 BATHROOMS

TOTAL INTERIOR: 902 SQ.FT.

EXTERIOR LIVING: 159 SQ.FT.

CEILING HEIGHT: 8'-0"



Scan QR code for
4K Matterport virtual tour



* Measurements are approximate, buyer to verify measurements if deemed important.



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