

# 407 6485 Manitoba Street, Vancouver

\$1,048,800



Welcome to Ava, a boutique collection of just 35 thoughtfully designed homes in the heart of Langara, steps from the Canada Line, UBC bus, Langara College, a golf course, and the mall. This 695 sq ft 1-bed + flex home features sleek cabinetry, hardwood floors, Fisher & Paykel appliances, quartz countertops, and a flexible wall option. Built-in furniture, black window frames, and air cooling add modern style and convenience. The rooftop offers a co-work space with video conferencing, a lounge, BBQ, fire pit, and a bouncy play area for kids—perfect for work or play. Plus, enjoy your own rooftop planter box to grow plants and veggies. Book your appointment today!

## KEY INFORMATION

MLS® R2947392

Residential Attached

Oakridge

1 Bedroom

1 Bathroom

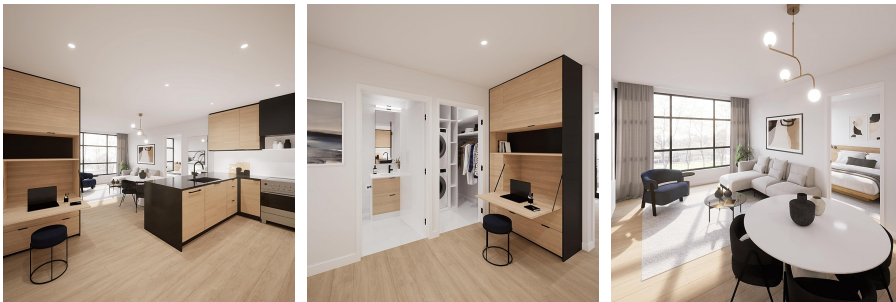
714 SF

\$321.62 Maintenance Fees

## FEATURES

Year Built: 2025

Listed By: eXp Realty



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