



#8 – 5110 Alderfeild Place Offered at \$3,798,000

Welcome to this substantially renovated and most desirable B plan home in sought-after Edenshaw. Custom designed and renovated by Linda Burger, this stunning 3-bedroom, 3-bathroom residence features soaring 19-ft ceilings and Edenshaw's most spectacular water and city views. A thoughtfully designed layout with one primary bedroom on the main floor, an additional primary bedroom on the upper level, expansive deck space ideal for entertaining, and oversize windows that fill the home with natural light. The open living spaces create a bright, airy feel throughout. Added luxuries include a private sauna and ample storage. This exceptional home offers comfort, style, and unforgettable views in a prime location just steps to Caulfeild Village, Caulfeild Elementary and Rockridge Secondary School.



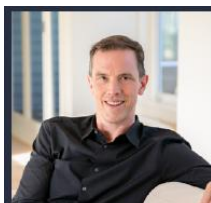
ERIC CHRISTIANSEN
eric@ericchristiansen.com

604-312-9999
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

| Active R3080589 Board: V Townhouse | | 8 5110 ALDERFEILD PLACE West Vancouver Upper Caulfeild V7W 2W7 | | Residential Attached \$3,798,000 (LP) (SP) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|-----------------|--|----------|--|------|-------------|-------------|------|-------------|-------------|------|---------|-------------|------|-------------|-------------|------|-----------------|-------------|------|----------------|-----------|------|---------|-----------|------|-------|-----------|---|--|-------|------|------------|-------|-----------------|--------------|-------|--------|-----------|-------|----------------|------------|-------|---------|--------------|-------|-------|-----------|-------|---------|------------|--|--|---|--|--|---|--|--|------|-------|-------------|----------|---|------|---|----|---|------|---|-----|---|-------|---|-----|---|--|--|--|---|--|--|--|---|--|--|--|---|--|--|--|---|--|--|--|
| | | Sold Date: Meas. Type: Feet Frontage(feet): Frontage(metres): Depth / Size (ft.): Sq. Footage: 0.00 Flood Plain: View: Yes : beautiful city & water views Complex / Subdiv: Edenshaw First Nation: Services Connctd: Electricity, Natural Gas, Water Sewer Type: City/Municipal Water Supply: City/Municipal | | If new,GST/HST inc?: Bedrooms: 3 Bathrooms: 3 Full Baths: 2 Half Baths: 1 P.I.D.: 023-350-652 Original Price: \$3,798,000 Approx. Year Built: 1996 Age: 30 Zoning: CD86 Gross Taxes: \$10,087.52 For Tax Year: 2025 Tax Inc. Utilities?: Tour: Virtual Tour URL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Style of Home: 2 Storey Construction: Frame - Wood Exterior: Wood Foundation: Concrete Perimeter Renovations: # of Fireplaces: 3 R.I. Fireplaces: Fireplace Fuel: Gas - Natural Fuel/Heating: Hot Water, Natural Gas, Radiant Outdoor Area: Balcny(s) Patio(s) Dck(s) Type of Roof: Wood | | Total Parking: 3 Covered Parking: 2 Parking Access: Front Parking: Garage; Double, Visitor Parking Dist. to Public Transit: Near Dist. to School Bus: Near Title to Land: Freehold Strata Property Disc.: Yes Fixtures Leased: No : Fixtures Rmvd: No : Floor Finish: Hardwood, Wall/Wall/Mixed | | Legal: STRATA LOT 8, PLAN LMS2319, DISTRICT LOT 890, 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 1 OR V, AS APPROPRIATE Amenities: None Site Influences: Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby, Ski Hill Nearby Features: Clothes Washer/Dryer, Dishwasher, Microwave, Oven - Built In, Range Top, Refrigerator, Wine Cooler | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finished Floor (Main): 1,695 Finished Floor (Above): 967 Finished Floor (AbvMain2): 0 Finished Floor (Below): 238 Finished Floor (Basement): 0 Finished Floor (Total): 2,900 sq. ft. Unfinished Floor: 0 Grand Total: 2,900 sq. ft. | | Units in Development: Exposure: Mgmt. Co's Name: Stratawest Management Maint Fee: \$1,016.99 Maint Fee Includes: Garbage Pickup, Gardening, Management, Sewer, Water | | Tot Units in Strata: 35 Locker: Storeys in Building: Mgmt. Co's #: 604-904-9595 Council/Park Apprv?: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Suite: Basement: None Crawl/Bsmt. Ht: # of Levels: 2 # of Kitchens: 1 # of Rooms: 14 | | Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns Restricted Age: # or % of Rentals Allowed: Short Term(<1yr)Rnt/Lse Alwd?: Yes Short Term Lse-Details: Minimum 30 day rental | | # of Pets: 2 Cats: Yes Dogs: Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> </tr> </thead> <tbody> <tr><td>Main</td><td>Living Room</td><td>19'6 x 17'3</td></tr> <tr><td>Main</td><td>Dining Room</td><td>20'3 x 13'6</td></tr> <tr><td>Main</td><td>Kitchen</td><td>19'9 x 11'3</td></tr> <tr><td>Main</td><td>Family Room</td><td>14'9 x 11'7</td></tr> <tr><td>Main</td><td>Primary Bedroom</td><td>22'8 x 11'9</td></tr> <tr><td>Main</td><td>Walk-In Closet</td><td>7'6 x 5'0</td></tr> <tr><td>Main</td><td>Laundry</td><td>8'6 x 5'5</td></tr> <tr><td>Main</td><td>Foyer</td><td>7'0 x 6'5</td></tr> </tbody> </table> | | Floor | Type | Dimensions | Main | Living Room | 19'6 x 17'3 | Main | Dining Room | 20'3 x 13'6 | Main | Kitchen | 19'9 x 11'3 | Main | Family Room | 14'9 x 11'7 | Main | Primary Bedroom | 22'8 x 11'9 | Main | Walk-In Closet | 7'6 x 5'0 | Main | Laundry | 8'6 x 5'5 | Main | Foyer | 7'0 x 6'5 | <table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> </tr> </thead> <tbody> <tr><td>Above</td><td>Primary Bedroom</td><td>18'8 x 14'10</td></tr> <tr><td>Above</td><td>Office</td><td>8'2 x 6'8</td></tr> <tr><td>Above</td><td>Walk-In Closet</td><td>13'3 x 8'2</td></tr> <tr><td>Above</td><td>Bedroom</td><td>12'11 x 10'9</td></tr> <tr><td>Below</td><td>Sauna</td><td>6'1 x 4'2</td></tr> <tr><td>Below</td><td>Storage</td><td>12'3 x 6'6</td></tr> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> </tbody> </table> | | Floor | Type | Dimensions | Above | Primary Bedroom | 18'8 x 14'10 | Above | Office | 8'2 x 6'8 | Above | Walk-In Closet | 13'3 x 8'2 | Above | Bedroom | 12'11 x 10'9 | Below | Sauna | 6'1 x 4'2 | Below | Storage | 12'3 x 6'6 | | | x | | | x | <table border="1"> <thead> <tr> <th>Bath</th> <th>Floor</th> <th># of Pieces</th> <th>Ensuite?</th> </tr> </thead> <tbody> <tr><td>1</td><td>Main</td><td>2</td><td>No</td></tr> <tr><td>2</td><td>Main</td><td>6</td><td>Yes</td></tr> <tr><td>3</td><td>Above</td><td>5</td><td>Yes</td></tr> <tr><td>4</td><td></td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td><td></td></tr> </tbody> </table> | | Bath | Floor | # of Pieces | Ensuite? | 1 | Main | 2 | No | 2 | Main | 6 | Yes | 3 | Above | 5 | Yes | 4 | | | | 5 | | | | 6 | | | | 7 | | | | 8 | | | |
| Floor | Type | Dimensions | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Main | Living Room | 19'6 x 17'3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Main | Dining Room | 20'3 x 13'6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Main | Kitchen | 19'9 x 11'3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Main | Family Room | 14'9 x 11'7 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Main | Primary Bedroom | 22'8 x 11'9 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Main | Walk-In Closet | 7'6 x 5'0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Main | Laundry | 8'6 x 5'5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Main | Foyer | 7'0 x 6'5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Floor | Type | Dimensions | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Above | Primary Bedroom | 18'8 x 14'10 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Above | Office | 8'2 x 6'8 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Above | Walk-In Closet | 13'3 x 8'2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Above | Bedroom | 12'11 x 10'9 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Below | Sauna | 6'1 x 4'2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Below | Storage | 12'3 x 6'6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | x | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | x | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bath | Floor | # of Pieces | Ensuite? | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | Main | 2 | No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | Main | 6 | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | Above | 5 | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Listing Broker(s): Bellevue Realty Group | | Bellevue Realty Group | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Full video tour at www.ericchristiansen.com

All information contained herein is deemed to be accurate but should not be relied upon without verification.

**ERIC CHRISTIANSEN**

eric@ericchristiansen.com

604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

BRG

8-5110 ALDERFEILD PLACE WEST VANCOUVER V7W 2W7

LOWER FLOOR PLAN: 238 SQ.FT.
MAIN FLOOR PLAN: 1695 SQ.FT.
UPPER FLOOR PLAN: 967 SQ.FT.
TOTAL: 2900 SQ.FT.

GARAGE: 430 SQ.FT.
PATIO: 333 SQ.FT.
UPPER PATIO: 219 SQ.FT.
BALCONY: 105 SQ.FT.
TOTAL AUXILIARY AREA: 1087 SQ.FT.



Valid Until: January 16, 2027

All dimensions are approximate and not suitable for architectural/construction use.
This is for marketing purposes only. The measurements are approximate within +/- 2%. EAO Insured.
Total square footage might be kept consistent with strata plan. It might include unfinished area.
We have no guarantee or warranty of the degree of room titles. Area is calculated per ANSI Z765-2003 method.

Uplan.ca



ERIC CHRISTIANSEN
eric@ericchristiansen.com

604-312-9999
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

#8 – 5110 Alderfeild Place – Upgrades & Improvements (2023 – 2025)**Exterior**

- Permanent, professionally installed LED holiday lighting with programmable timers

Garage

- Enhanced with a power surge protective unit (First Surge)
- LED ceiling light fixture for improved illumination
- Premium floor coating for durability and clean aesthetics (Core)
- Wall-mounted organizers designed for sporting equipment storage
- Central vacuum system with power control wand attachments

Entryway Closet

- Hardwired LED lighting with motion sensor for effortless convenience

Staircase

- Upgraded with sleek, low-profile LED stair lighting

Living Room

- Statement 60" "Big Ass" ceiling fan with integrated LED lighting and dual-control functionality via Bluetooth remote and wall switch

Kitchen

- Appliance garage with dedicated electrical power for seamless countertop organization

Main Floor Guest Bedroom

- Motorized blackout blinds with remote control for comfort and privacy

Main Floor Guest Ensuite Bathroom

- Hardwired under-cabinet LED lighting with motion sensors for subtle, ambient illumination

Second Floor Primary Bedroom

- Motorized blackout blinds with remote control
- New alabaster ceiling light fixture adding a refined finishing touch

Second Floor Primary Bedroom Balcony

- Reimagined with a modern glass railing
- Low-maintenance composite deck flooring, replacing original wood railings and patio stones

Second Floor Primary Ensuite Bathroom

- Hardwired under-cabinet LED lighting with motion sensors for a spa-like ambiance

Second Floor – Bedroom 3

- New ceiling access hatch for improved functionality

