



#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

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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: | If new, GST/HST inc?: | Original Price: \$3,798,000 |
| Meas. Type: Feet | Bedrooms: 3 | Approx. Year Built: 1996 |
| Frontage(feet): | Bathrooms: 3 | Age: 30 |
| Frontage(metres): | Full Baths: 2 | Zoning: CD86 |
| Depth / Size (ft.): | Half Baths: 1 | Gross Taxes: \$10,087.52 |
| Sq. Footage: 0.00 | | For Tax Year: 2025 |
| Flood Plain: | P.I.D.: 023-350-652 | Tax Inc. Utilities?: |
| View: Yes :beautiful city & water views | | Tour: Virtual Tour URL |
| Complex / Subdiv: Edenshaw | | |
| First Nation | | |
| Services Connctd: Electricity, Natural Gas, Water | | |
| Sewer Type: City/Municipal | Water Supply: City/Municipal | |

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**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

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?:

Bylaws Restrictions: **Pets Allowed w/ Rest., Rentals Allwd w/ Restrctns**
Restricted Age: # of Pets: **2**
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **Yes**
Short Term Lse-Detials: **Minimum 30 day rental**

Cats: **Yes** Dogs: **Yes**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **2**
of Kitchens: **1** # of Rooms: **14**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|-------------|-------|-----------------|--------------|------|-------|-------------|----------|
| Main | Living Room | 19'6 x 17'3 | Above | Primary Bedroom | 18'8 x 14'10 | 1 | Main | 2 | No |
| Main | Dining Room | 20'3 x 13'6 | Above | Office | 8'2 x 6'8 | 2 | Main | 6 | Yes |
| Main | Kitchen | 19'9 x 11'3 | Above | Walk-In Closet | 13'3 x 8'2 | 3 | Above | 5 | Yes |
| Main | Family Room | 14'9 x 11'7 | Above | Bedroom | 12'11 x 10'9 | 4 | | | |
| Main | Primary Bedroom | 22'8 x 11'9 | Below | Sauna | 6'1 x 4'2 | 5 | | | |
| Main | Walk-In Closet | 7'6 x 5'0 | Below | Storage | 12'3 x 6'6 | 6 | | | |
| Main | Laundry | 8'6 x 5'5 | | | x | 7 | | | |
| Main | Foyer | 7'0 x 6'5 | | | x | 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.



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**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%. E&O 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 Z73.5-2003 method.

Uplan.ca



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#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

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