

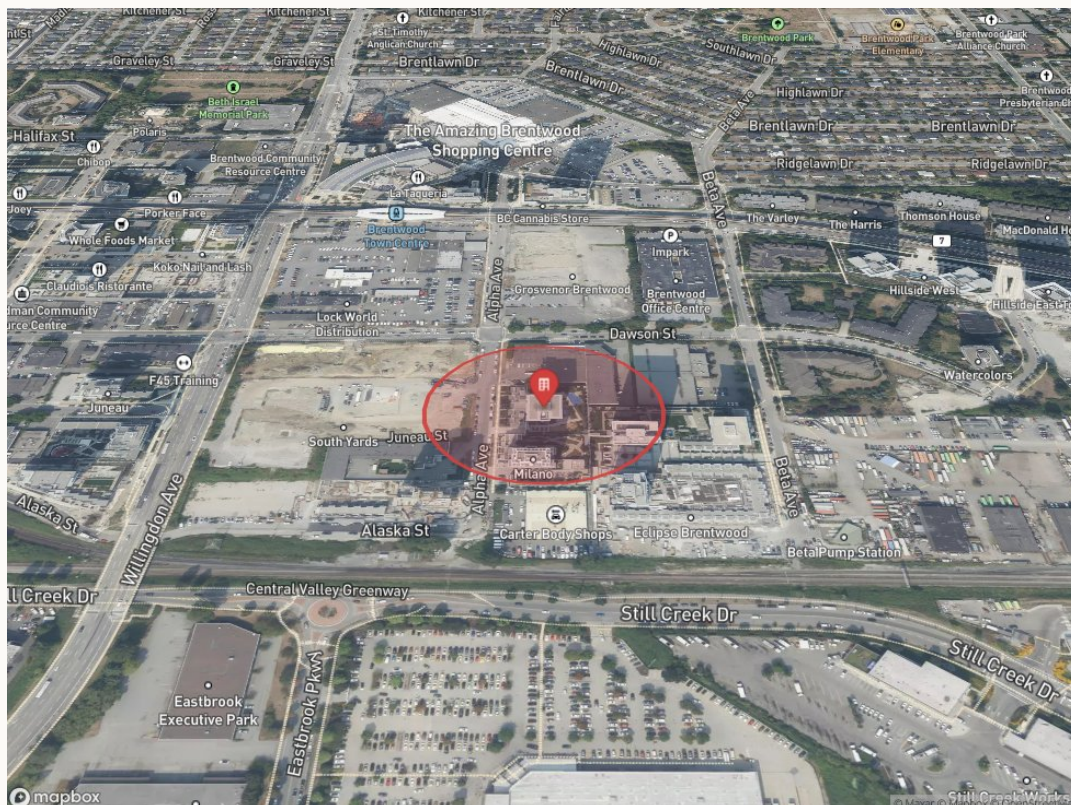
PropertyLens Real Estate Research Report: 1301 - 2288 Alpha Avenue

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Address: 1301 - 2288 Alpha Avenue

REALITY LAYER

Subject Location Cover Image



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Leading Context and Key Findings

The subject property is a 764-square-foot, two-bedroom, two-bathroom strata condominium located in the Alpha at Lumina Brentwood high-rise development . Positioned as a corner unit with southeastern exposure, its core value drivers include proximity to the Brentwood SkyTrain station, modern mechanical systems such as a heat pump for climate control, and a split-bedroom layout designed to maximize interior privacy . The property is well-suited for urban professionals, downsizers, or investors seeking a transit-oriented asset in a high-density node .

The primary risks associated with this asset relate to its strata governance structure and the broader neighborhood evolution. Buyers must consider the potential for strata fee escalations as the building ages, the approaching expiration of its initial warranty periods, and the lifestyle implications of living in a rapidly densifying urban corridor characterized by ongoing construction . Currently available public information confirms the asking price is \$629,000, and comprehensive verification of strata bylaws is required to confirm exact pet and rental limitations .

Executive Research Brief

This property is a high-rise strata apartment completed circa 2020 to 2021 . As a condominium, the land and building envelope are owned collectively by the strata corporation, meaning the buyer acquires absolute ownership only of the interior airspace within the unit, alongside a proportional share of common assets. The neighborhood context is defined by Brentwood Park’s transition into a high-density, mixed-use urban centre . The area prioritizes pedestrian walkability and public transit over automobile dependence, offering immediate access to retail, groceries, and rapid transit .

Core value drivers for this specific unit include its relatively recent construction vintage, access to comprehensive building amenities, and a layout that incorporates functional outdoor space via a covered balcony . Best-fit buyers are those who value convenience, minimal direct property maintenance, and immediate access to urban infrastructure. The property may not suit buyers prioritizing private land autonomy, large-scale storage, or quiet, low-traffic environments.

Key risks involve shared financial liabilities inherent to strata corporations, potential acoustic transmission typical of multi-family buildings, and the possibility of evolving strata bylaws that could alter usage rights. The main buyer question surrounding this property is likely: Are the current strata fees sustainable, and do the specific strata bylaws align with the buyer's intended use regarding rentals, pets, and interior renovations?

Executive Summary Dashboard

Field	Value
Item	Property Form
Assessment	High-rise strata condominium
Buyer Implication	Governed by strata council; shared maintenance and insurance liabilities
Requires Verification	Review of Form B, depreciation report, and strata bylaws

Field	Value
Item	Living Area
Assessment	764 square feet
Buyer Implication	Space efficiency is required; bulk storage capacity may be limited
Requires Verification	Professional floor plan measurement if exact dimensions are critical to the purchase

Field	Value
Item	Construction Era
Assessment	Built 2020/2021
Buyer Implication	The building is approaching the end of its 5-year building envelope warranty
Requires Verification	Exact status of the 2-5-10 home warranty coverage

Field	Value
Item	Location Context
Assessment	Brentwood Park, Burnaby North
Buyer Implication	High walkability and transit access, accompanied by urban density and noise
Requires Verification	Impact of surrounding future developments on sightlines and local traffic

Field	Value
Item	Rental or Suite Utility
Assess ment	Rentals allowed with restrictions
Buyer I mplicatio n	Potential for investment income, subject to strata rules and provincial legislation
Require s Verific ation	Current strata bylaws and compliance with municipal/provincial short-term rental bans

Interpretation: The property presents as a modern, transit-oriented strata asset. Buyers must rely heavily on strata documentation rather than municipal zoning for usage rights, and should factor in the financial and lifestyle implications of shared vertical living.

1. Overview and Physical Features

The property is a corner unit located on the 13th floor of a 23-storey concrete high-rise . The unit offers 764 square feet of interior living space, characterized by floor-to-ceiling windows and a southeastern exposure that maximizes natural light . As a strata condominium, physical constraints are defined by the building's structural footprint; the buyer cannot expand the unit or alter the exterior envelope.

Public information confirms the inclusion of one parking space and access to shared common property, which includes elevators, a fitness facility, a clubhouse, and outdoor terraces . For buyers, the corner positioning is a functional advantage, often resulting in fewer shared walls and improved cross-ventilation compared to interior units. However, access relies entirely on shared infrastructure, meaning elevator maintenance and wait times will impact the daily living experience.

2. Architectural Specifications

The unit utilizes a split-bedroom layout, a design strategy that places the living space between the two bedrooms to enhance acoustic privacy . This configuration is highly efficient for cohabitation, whether by roommates, guests, or a small family. The unit includes two full bathrooms, an open-concept kitchen with an island, a gas cooktop, and integrated Miele appliances .

While the layout demonstrates functional strength in its open flow and premium appliance package, practical limitations exist. At 764 square feet, a two-bedroom footprint requires compromises in secondary room dimensions and internal storage capacity. Buyers should anticipate limited entry closet space and assess whether the unit's storage locker provides adequate overflow capacity. The covered balcony extends the functional living area but is subject to strata rules regarding barbecues and exterior

displays.

3. Living Experience

This property is tailored for residents who thrive in a high-amenity, highly walkable urban environment. It would serve well for those who commute via the SkyTrain, work near the Brentwood commercial node, or desire a low-maintenance lifestyle where building staff and management oversee common area upkeep. The inclusion of a concierge and an on-site fitness centre adds substantial convenience to daily routines.

Conversely, buyers seeking total acoustic isolation, absolute privacy, or large private outdoor spaces may not live well here. The living experience includes the trade-offs of vertical living: potential noise from neighboring units, reliance on elevators, and monthly strata fees that cover shared amenities. While the property is transit-friendly, those highly dependent on multiple large vehicles may find the single parking allocation and local traffic congestion limiting.

4. Historical Evolution

The building, Alpha at Lumina Brentwood, was completed between 2020 and 2021. The subject property is currently listed at \$629,000. Because the building is relatively new, there is no extensive history of individual unit renovations; the interior finishes are presumed to be original to the developer's specifications.

Given the recent construction, past sales data within the building primarily reflects initial presale assignments and early turnover. It is essential to note that past market performance in the Brentwood node does not guarantee future valuation changes. Any assessment of the property's financial evolution must consider the broader macroeconomic environment and local supply additions.

5. Builder and Market Strategy

The Lumina Brentwood development was constructed by Thind Properties, with architectural design by Chris Dikeakos Architects Inc. and interior design by BYU Design. Thind Properties is a known developer in the Metro Vancouver region, often targeting major transit nodes with large-scale multi-tower projects.

For a building of this vintage, the primary market strategy focus for buyers should be the transition from developer control to full strata governance. The building is reaching an age where initial deficiencies should have been addressed, and the strata council should be establishing long-term maintenance funding. Buyers must review the most recent depreciation report and strata council minutes to assess whether the building is experiencing unexpected maintenance issues or if the developer's initial budget was artificially low, which can lead to subsequent strata fee corrections.

6. Zoning and Compliance

The property is situated in an area governed by Comprehensive Development (CD) zoning, which facilitated the creation of the Brentwood master plan. However, for a strata lot, municipal zoning is secondary to the strata corporation's bylaws. The unit cannot independently redevelop land or add density. Bill 44 and SSMUH policies do not apply to individual strata apartments.

Public records indicate that pets and rentals are allowed with restrictions .

Based on policy direction, the property warrants further review regarding short-term rentals. Recent provincial legislation in British Columbia heavily restricts short-term rentals in primary residences, and individual strata bylaws often ban them entirely. This should not be interpreted as confirmed rental capacity. Actual feasibility depends on strata documentation and municipal review. Professional, municipal, lender, insurer, or legal verification may be required for all intended uses.

7. Mechanical and Energy Efficiency

The unit is equipped with a heat pump, providing both central air conditioning and heating . This is a significant functional advantage over electric baseboard heating, offering better energy efficiency and climate control during warmer months. The kitchen features a gas cooktop, meaning natural gas is supplied to the unit, likely subsidized through strata fees .

Currently available public information does not confirm this item. The following is a logical inference based on the neighbourhood and property type: electrical capacity is likely standardized to modern building codes (e.g., 100-amp service), and hot water is likely provided by a central building boiler system.

Unknown equipment age or specific maintenance history must be marked as requiring inspection or document verification. The buyer should verify if EV charging is provisioned at the designated parking stall.

8. Neighborhood Ecology

Brentwood Park is a highly transitional, mixed-use neighbourhood characterized by massive retail revitalization and residential densification . The area benefits from excellent transit access, specifically the Millennium Line SkyTrain, making it highly walkable and reducing car dependence . Amenities such as grocery stores, cafes, and a large shopping centre are within a few minutes' walk .

The trade-offs of this ecology include heightened noise levels, ongoing construction from adjacent master-planned communities, and peak-hour traffic pressure on major arterials like Lougheed Highway and Willingdon Avenue. For buyers who require a quiet, low-traffic environment, the lifestyle implications of this hyper-urban node must be carefully weighed against the convenience it offers.

9. Market Competitiveness

Address: 301 - 2288 Alpha Avenue

Field	Value
Price	\$599,000
Key Specs	2 bed, 2 bath, 753 sqft
Data Completeness	Confirmed
Key Difference	Lower floor positioning, slightly smaller living area

Address: 202 - 2288 Alpha Avenue

Field	Value
Price	\$695,000
Key Specs	2 bed, 2 bath, 775 sqft
Data Completeness	Confirmed
Key Difference	Features an exceptionally large patio; higher price point

Address: 802 - 2288 Alpha Avenue

Field	Value
Price	\$582,000
Key Specs	1 bed, 1 bath, 641 sqft
Data Completeness	Confirmed
Key Difference	Smaller unit type, lower bedroom count, lower floor

Comparison Limitations:

This selection represents active listings within the same building to isolate variables like location, age, and amenities. Missing data includes exact strata fee variations per unit and specific parking/locker allocations. This provides directional market context only.

Market Positioning Analysis:

The asking price may be easier to understand for buyers who assign significant value to a corner unit layout, higher floor positioning, and immediate transit proximity. Buyers prioritizing lower overall purchase prices or larger square footage without strata fee obligations may view the property differently.

10. Financial Analysis

Scenario: Balanced

Assumption: 20% down payment, owner-occupied, stable interest rates

Estimated gross monthly carrying cost: Mortgage + strata fee (\$539) + property tax (\$171)

Estimated rental income: +\$3,000/month

Estimated net monthly cash outflow: Depends on final mortgage terms

Main risk: Strata fee inflation impacting monthly carrying costs

Field	Value
Stress Event	Major Building Assessment
Possible impact	A one-time special levy of \$5,000 to \$15,000 for unforeseen building envelope or mechanical repairs
Risk reduction method	Comprehensive review of the strata depreciation report and contingency reserve fund balance prior to subject removal

Field	Value
Stress Event	Policy Changes to Rental Legislation
Possible impact	Stricter rent control caps limiting the ability to offset rising strata fees with rental income increases
Risk reduction method	Conservative underwriting of cash flow assuming limited rent growth

All financial figures are estimates only. They do not guarantee mortgage approval, rent, cash flow, affordability, tax outcome, or investment return. Financing, rental income recognition, insurance, and tax treatment should be confirmed with qualified professionals.

11. Property Lifecycle

Stable Use

The property is currently in the Stable Use phase. As a relatively new building, it provides modern efficiencies and requires minimal interior updating.

Strata Management Maturity

The building is transitioning into the Strata Management Maturity phase. Approaching its fifth year, the strata corporation is establishing long-term maintenance patterns, addressing any expiring developer warranties, and formalizing its depreciation report funding strategies. Buyer implications include the necessity of verifying that the strata has adequate reserves to prevent large future special levies.

12. Buyer Fit Matrix

Field	Value
Buyer profile	Urban Professional / Commuter
Score	9/10
Why it fits	Excellent SkyTrain access, zero exterior maintenance, modern amenities.
Key limitations	Limited space for large-scale hobbies or bulk storage.
Recommended verification	Strata rules regarding parking space dimensions or EV capacity.

Field	Value
Buyer profile	Investor
Score	8/10
Why it fits	High tenant demand in Brentwood, low maintenance age, strong walkability.
Key limitations	Strata fee drag on cash flow; vulnerability to legislative rental caps.

Recommended verification	Form B to confirm rental capacity and current investor ratio in the building.
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Field	Value
Buyer profile	Downsizer
Score	7/10
Why it fits	Single-level living, elevator access, lock-and-leave security.
Key limitations	764 square feet may require aggressive downsizing of possessions.
Recommended verification	Acoustic quality between units and noise from nearby arterials.

The top best-fit buyers are urban professionals and investors seeking turnkey assets in major transit nodes. The least suitable buyers are large families requiring private outdoor space and buyers heavily reliant on multiple large vehicles.

13. Potential Negative Factors

Factor: Strata Fee Escalation

The issue is that monthly strata fees (\$539.26) may rise to fund long-term reserve requirements or cover increasing building insurance premiums. This most affects buyers on fixed incomes or strict monthly budgets. The risk may be reduced by conducting a document review of the strata financials and contingency reserve fund.

Factor: Urban Density and Noise

The issue is the high concentration of surrounding development, which can generate construction noise, traffic congestion, and a busy pedestrian environment. This most affects buyers seeking tranquility. The risk may be reduced by viewing the property during peak traffic hours and verifying municipal records for adjacent construction permits.

Factor: Shared Infrastructure Dependency

The issue is reliance on building elevators, centralized mechanical systems, and common area maintenance. This most affects buyers who prefer total autonomy over their living environment. The risk may be reduced by inspection of common areas and a lawyer review of strata council meeting minutes.

to identify any chronic mechanical failures.

14. Comprehensive Conclusion

The subject property is a modern, effectively laid-out strata condominium offering premium transit access and comprehensive building amenities in a rapidly developing urban centre. The best-fit buyers are urban professionals, downsizers, and investors who prioritize lifestyle convenience and location over sheer square footage. The biggest advantage is the efficient split-bedroom corner layout paired with integrated mechanical cooling. The biggest limitation is the inherent dependency on strata governance and the potential for shared cost escalations.

Top 5 verification items:

1. Review of Form B for current strata fees, levies, and contingency balances.
2. Verification of the 2-5-10 warranty status and ongoing developer deficiency claims.
3. Confirmation of strata bylaws regarding pet weight/breed restrictions and exact rental parameters.
4. Inspection of the specific parking stall and storage locker for size and location.
5. Review of the most recent depreciation report for long-term funding adequacy.

Priority questions before purchase:

1. Has the strata council discussed any upcoming special levies?
2. What are the specific noise and barbecue restrictions for the balcony?
3. Are there any outstanding warranty claims against the developer regarding the building envelope?
4. How frequently does the strata council increase monthly maintenance fees?
5. Is the parking stall wired for Level 2 EV charging?
6. Are there any pending municipal applications that could block the unit's southeastern exposure?

Disclaimer

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Sources: 1. [realtor.ca](#) 2. [rew.ca](#) 3. [zolo.ca](#) 4. [zealty.ca](#) 5. [cmhc-schl.gc.ca](#) 6. [www150.statcan.gc.ca](#) 7. [ratehub.ca](#)

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