

BUILDING BROCHURE

EDGEMERE GARDENS – 10251 STEVESTON BUILDING

10251 Steveston Hwy. · Richmond, BC V7A 1N2 · McNair



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1 FOR SALE
FROM \$699,900



Unit Mix

2 Bedroom 4 units 1,023 – 1,163 sf from \$680,000	3 Bedroom 14 units 1,288 – 1,487 sf from \$650,000	4 Bedroom 1 unit 1,487 – 1,487 sf from \$739,400
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For Sale in Edgemere Gardens – 10251 Steveston Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$699,900	3 / 2	1397 sf	\$501	27 10011 SWINTON CRESCENT

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$775,000	3 / 2ba	1448 sf	\$535	2025-05-26
\$825,000	3 / 2ba	1290 sf	\$640	2025-05-22
\$730,000	2 / 2ba	1163 sf	\$628	2025-02-15
\$790,000	3 / 2ba	1331 sf	\$594	2024-11-16

Value & Financing

Price Positioning \$501 /sq ft Active listings here average \$501/sf vs \$749/sf across McNair. 33% below area average	Mortgage Snapshot \$3,352 /mo Entry price (from) \$699,900 20% down payment \$139,980 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 1973	LEVELS 2	SUITES 89	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN NWS30	MANAGEMENT Wynford Strata Management

Overview

Edgemere Gardens - 10251 Steveston Highway, Richmond, BC V7A 1N2, NWS30. This complex features 89 units with 42 units at 10011, 10031, 10051, 10071, 10091 and 10111 Swinton, 26 units at 10251, 10271 and 10291 Steveston and 21 units at 10600, 10620 and 10640 No 4 Road. Edgemere Gardens is a well-managed townhome complex that was built in 1971. It features great swimming pool, lovely grounds, park like front yard, gas fireplace in the living room, large size master bedroom, quiet neighborhood, in suite laundry, carport. Most of the units have kitchen window looking onto the grassy area in front of the townhome (great for watching your children play while you do the dishes), natural gas forced air furnace, large storage area. Additional free parking is available on a first come first serve basis. There is also a visitor parking at the entrance to the complex on Swinton. The outdoor pool is open from the May long weekend until the September long weekend. The roof was replaced in 2005. Truly one of the most sought after townhouse complexes in Richmond. Pool and tennis courts are just steps away. It is close to Hugh McRoberts Secondary School, South Arm Community Centre, Childs World Preschool, South Arm Outdoor Pool, Walter Lee Elementary School, John T Errington Elementary School, Creative Expressions Preschool, Richlea Shopping Centre, Maple Lane Elementary, Richmond Country Club. Crossroads: Steveston Highway and No. 4 Road.

Amenities & Features

- | | |
|--------------------|--------------|
| ✓ In Suite Laundry | ✓ Playground |
| ✓ Pool; Outdoor | |

Maintenance Fees Include

- | | |
|------------------|-----------------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Management | ✓ Recreation Facility |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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