

BUILDING BROCHURE

EDGEMERE GARDENS – 10620 NO 4 BUILDING

10620 No 4 Rd. · Richmond, BC V7A 2Z7 · McNair



1 FOR SALE
FROM \$699,900

12-MO SOLD TREND
19

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

For Sale in Edgemere Gardens - 10620 No 4 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 **\$752/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**

Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.

YEAR BUILT 1970	LEVELS 2	SUITES 89	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN NWS30	MANAGEMENT Wynford Strata Management

Overview

Edgemere Gardens - 10620 No. 4 Road, Richmond, V7A 2Z7, 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 1970. 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

- | | |
|-------------------|-----------------|
| ✓ Playground | ✓ Pool; Outdoor |
| ✓ Tennis Court(s) | |

Maintenance Fees Include

- | | |
|--------------|-----------------------|
| ✓ Management | ✓ Recreation Facility |
|--------------|-----------------------|

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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