

BUILDING BROCHURE

MARINERS VILLAGE – 11391 7TH BUILDING

11391 7th Ave. · Richmond, BC V7E 4J4 · Steveston Village



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4 FOR SALE
FROM \$759,369

4 SOLD · 12 MO
\$865,000–\$1,238,000



12-MO SOLD TREND
-2.4

Unit Mix

2 Bedroom

9 units

1,221 – 1,557 sf

from \$780,000

3 Bedroom

65 units

1,108 – 2,163 sf

from \$565,000

4 Bedroom

6 units

1,650 – 2,188 sf

from \$878,000

5 Bedroom

1 unit

2,137 – 2,137 sf

from \$1,490,000

For Sale in Mariners Village - 11391 7th Building & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,399,999	4 / 4	1849 sf	\$757	34 11291 7TH AVENUE
\$998,000	3 / 3	1560 sf	\$640	116 11491 7TH AVENUE
\$850,000	3 / 2	1269 sf	\$670	71 11491 7TH AVENUE
\$759,369	3 / 1	1152 sf	\$659	29 11491 7TH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$950,000	2 / 2ba	1221 sf	\$778	2026-07-15
\$865,000	3 / 2ba	1323 sf	\$654	2026-07-10
\$1,105,000	3 / 3ba	2127 sf	\$520	2026-07-10
\$1,238,000	3 / 3ba	2021 sf	\$613	2026-03-26

Value & Financing

Price Positioning

\$681 /sq ft

Active listings here average **\$681/sf** vs **\$791/sf** across Steveston Village.

14% below area average

Mortgage Snapshot

\$3,637 /mo

Entry price (from) **\$759,369**

20% down payment **\$151,874**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1975	LEVELS 2	SUITES 220	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN NWS1370	MANAGEMENT Wynford Strata Management

Overview

Mariners Village - 11391 7th Avenue, Richmond, BC V7E 4J4, NWS1370. It is located on 7th Avenue at Garry Street, has 220 units in Strata and was built in 1975. Mariners Village is a 2 level townhome complex and features spacious bedrooms with vaulted ceilings including master

bedroom with nicely decorated ensuite, family size living room with a cozy gas fireplace, impressive grounds throughout with a fabulous indoor pool and recreation center, club house, in suite laundry, walk in closet, playground. It offers a fantastic view of Gulf Islands. 3 minutes and you're walking on the Dyke or swimming in the Mariner's pool, 10 minutes to Fish and Chips at Steveston's wharf or Garry Point Park, private backyard and greenbelt. Terrific townhome development in the best location that Steveston Village has to offer - steps to waking trails and minutes to the shops, restaurants and transit. Steveston Village is within walking distance to Garry Point, Fisherman's Wharf, Dyke Trails, Blenz Coffee, Steven Park, Lord Byng Elementary, Robert Alexander McMath Secondary, and the best restaurants in the world. YVR airport, Downtown Richmond and Vancouver is just minutes away. Crossroads: Steveston Highway.

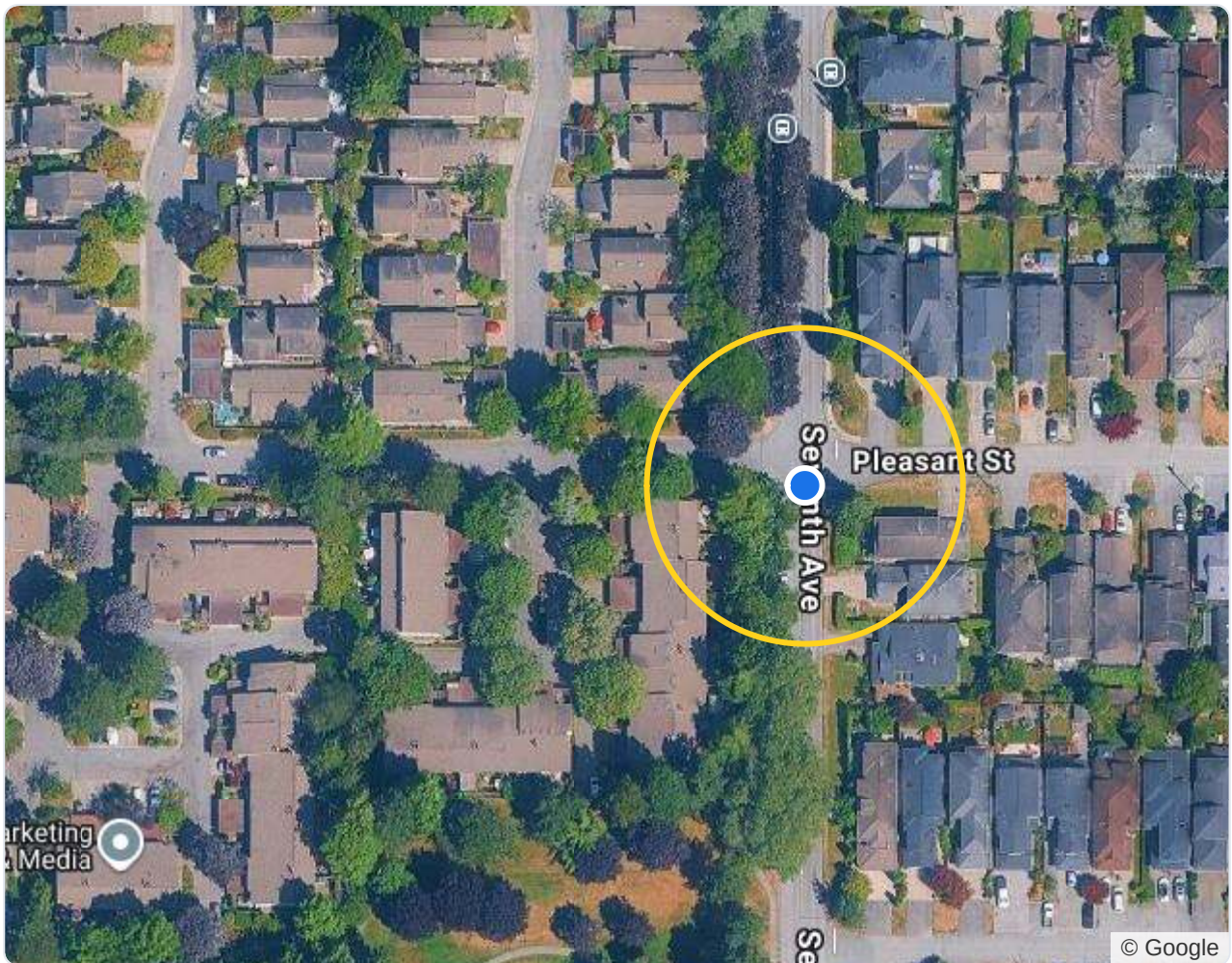
Amenities & Features

- ✓ Pool; Indoor
- ✓ Sauna/steam Room
- ✓ Swirlpool/hot Tub

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Management
- ✓ Recreation Facility

Location



Les Twarog

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