

BUILDING BROCHURE

DELTA GARDENS

11501 84 Ave. · Delta, BC V4C 2L9 · Nordel



Scan to view online



3 FOR SALE
FROM \$499,000

2 SOLD · 12 MO
\$675,000–\$718,000



Unit Mix

1 Bedroom

6 units
645 – 724 sf
from \$435,000

2 Bedroom

44 units
972 – 1,349 sf
from \$515,000

3 Bedroom

11 units
1,127 – 1,431 sf
from \$647,000

For Sale in Delta Gardens & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$779,900	3 / 3	1344 sf	\$580	8 8447 115 STREET
\$748,000	3 / 3	1300 sf	\$575	218 11507 84 AVENUE
\$499,000	1 / 1	724 sf	\$689	616 11507 84 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$718,000	2 / 2ba	1247 sf	\$576	2026-02-06
\$675,000	2 / 2ba	1031 sf	\$655	2025-09-06
\$670,000	2 / 2ba	996 sf	\$673	2025-07-24
\$680,000	2 / 2ba	996 sf	\$683	2025-04-18

Value & Financing

Price Positioning

\$615 /sq ft

Active listings here average **\$615/sf** vs **\$577/sf** across Nordel.

7% above area average

Mortgage Snapshot

\$2,390 /mo

Entry price (from) **\$499,000**

20% down payment **\$99,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2020	LEVELS 6	SUITES 122	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN EPS6242	DEVELOPER Maple Leaf Homes Ltd

Overview

Delta Gardens - 11501 84th Avenue, Delta, BC, Canada, V4C 2L9. Experience an enhanced sense of community, exceptional convenience and an abundance of activities that can only come from living in the Social Heart of North Delta.

Delta Gardens is the first, and one-of-a-kind collection of traditional and grand one, two, and three bedroom homes uniquely situated to take advantage of the very best of this vibrant neighbourhood.

Crossroads are 84th Avenue and 116th Street.

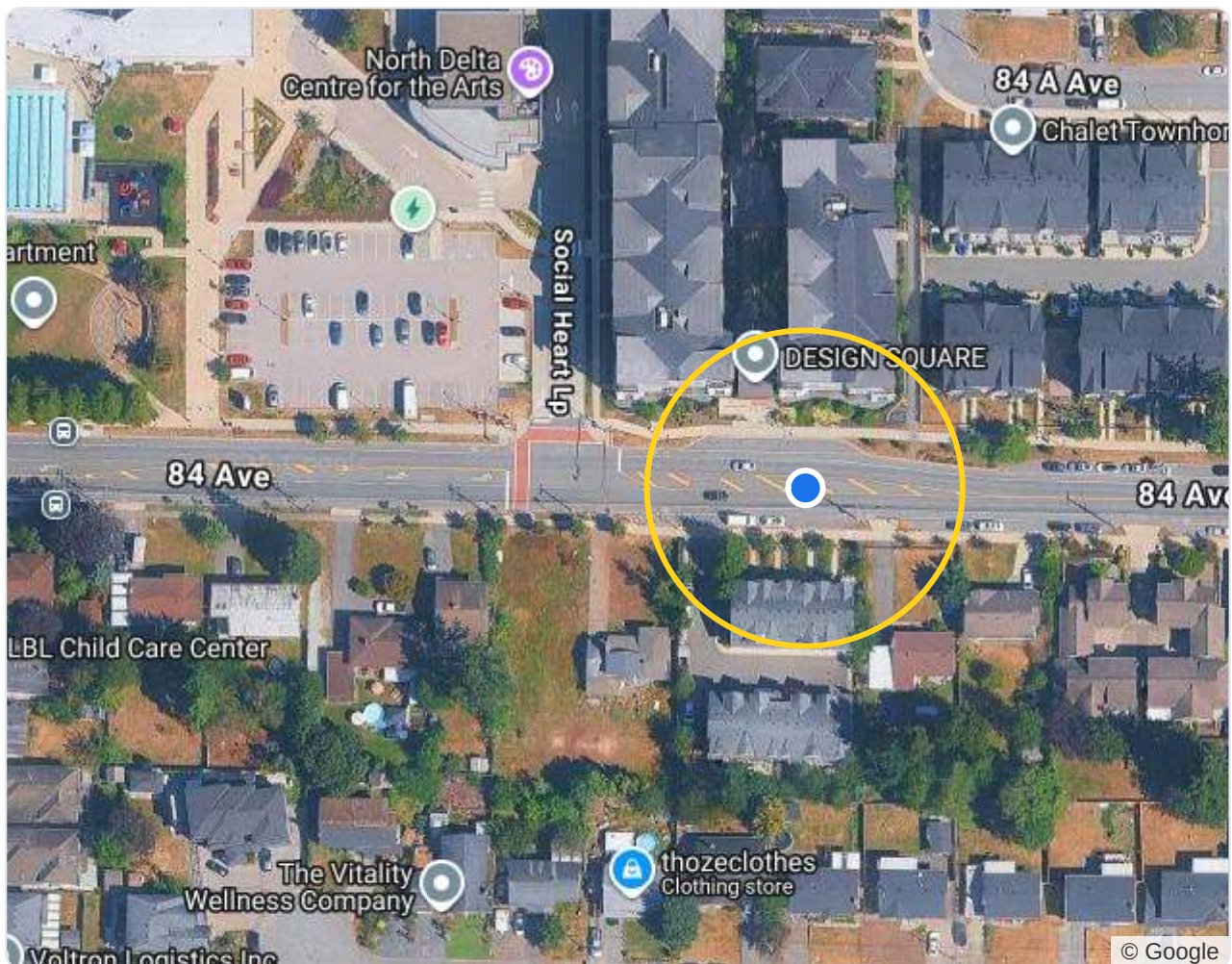
Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Garden

Maintenance Fees Include

- ✓ Gardening
- ✓ Management

Location



Les Twarog

RE/MAX Crest Realty • BC Condos & Homes Team

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