

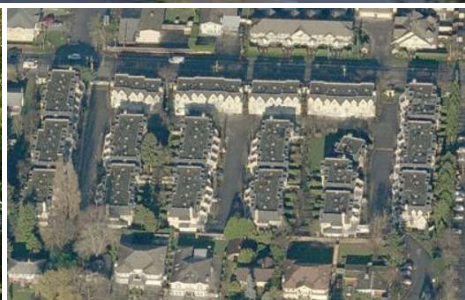
BUILDING BROCHURE

NORMANDIE

11571 Thorpe Rd. · Richmond, BC V6X 1J5 · East Cambie



Scan to view online



1 FOR SALE
FROM \$968,000

2 SOLD · 12 MO
\$803,500–\$855,000


12-MO SOLD TREND
12.4

Unit Mix

3 Bedroom

12 units
1,251 – 1,648 sf
from \$715,000

4 Bedroom

3 units
1,449 – 1,734 sf
from \$928,888

For Sale in Normandie & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$968,000	3 / 3	1648 sf	\$587	38 11571 THORPE ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$803,500	3 / 3ba	1282 sf	\$627	2026-06-15
\$855,000	3 / 3ba	1257 sf	\$680	2026-02-17
\$875,000	3 / 3ba	1325 sf	\$660	2025-08-23
\$860,000	3 / 3ba	1251 sf	\$687	2025-05-22

Value & Financing

Price Positioning

\$587 /sq ft

Active listings here average **\$587/sf** vs **\$736/sf** across East Cambie.

20% below area average

Mortgage Snapshot

\$4,636 /mo

Entry price (from)	\$968,000
20% down payment	\$193,600
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1995	LEVELS 3	SUITES 77	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1961	

Overview

Normandie - 11571 Thorpe Road Richmond, BC V6X 1J5, LMS1961 - Located in the desirable East Cambie neighbourhood in Richmond on Thorpe Road and No. 5 Road. This is a convenient location that is close to transit, Cambie Secondary, Mitchell Elementary, Shopper Drug Mart, Costco, golf courses, Richmond Centre, restaurants, parks, recreation and more! Direct access to major transportation routes including Knight and Oak Street bridge allows an easy commute to surrounding destinations. Normandie offers 77 luxury townhomes built in 1996 that are self managed. Most homes feature three levels, three bedrooms, bright open floorplans, oversized windows. cozy fireplaces, spacious balconies, private backyards with patio area, double garage

and additional parking in front. This is a well maintained complex with recent updates including a new roof in 2011. Complex features include a clubhouse, manicured gardens and visitor parking. This is luxury townhome living suited for the whole family - Live at Normandie!

Amenities & Features

✓ None

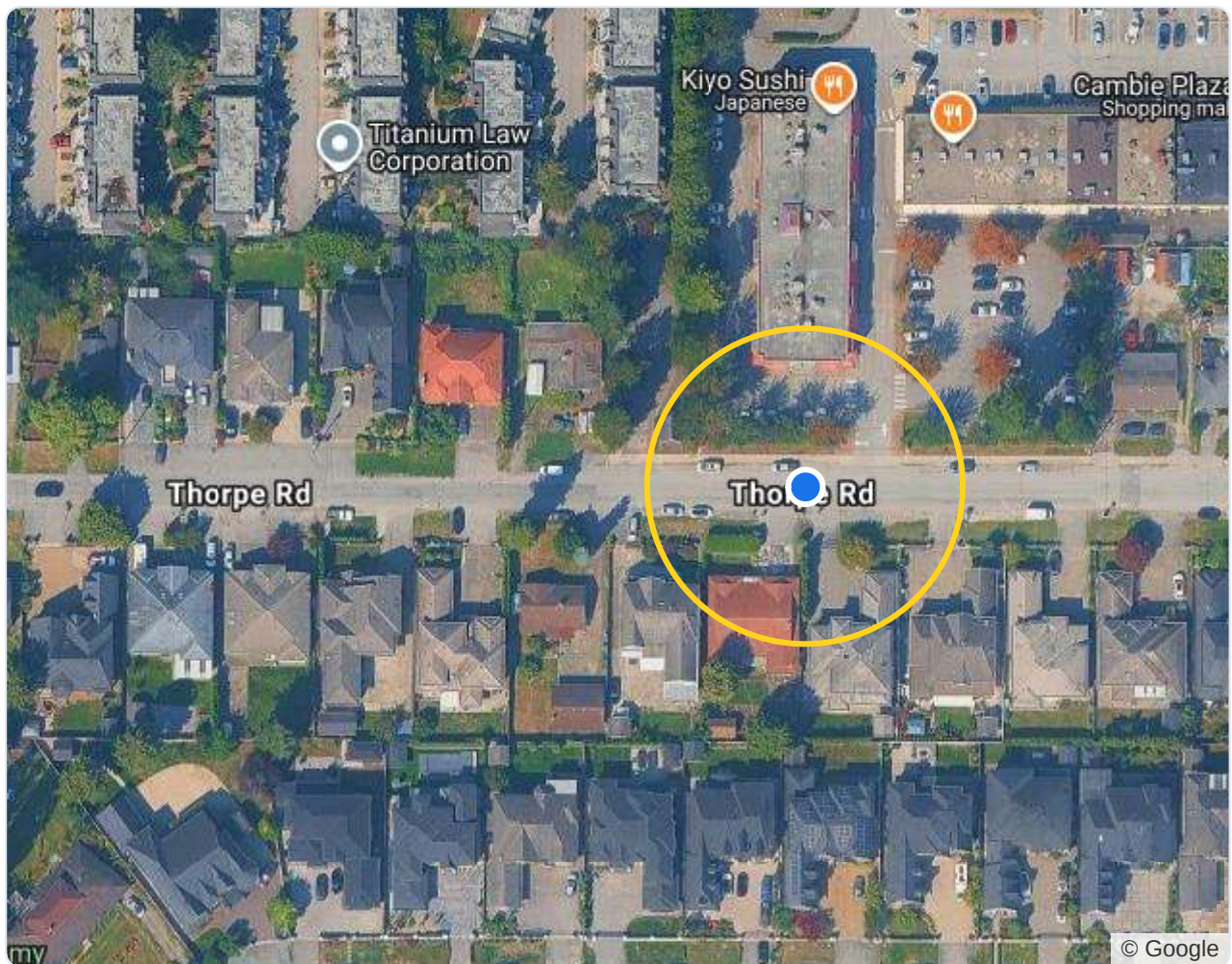
Maintenance Fees Include

✓ Garbage Pickup

✓ Gardening

✓ Management

Location



Les Twarog

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