

BUILDING BROCHURE

THE HUDSON - 1196 PIPELINE BUILDING

1196 Pipeline Rd. · Coquitlam, BC V3B 7Z6 · North Coquitlam



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4 FOR SALE
FROM \$584,000

3 SOLD · 12 MO
\$579,000-\$677,000

12-MO SOLD TREND
-45.9

BC Condos & Homes Team
604-671-7000 | www.VancouverFloorPlans.com



Unit Mix

1 Bedroom 1 unit 728 – 728 sf from \$475,000	2 Bedroom 40 units 1,002 – 1,785 sf from \$526,000	3 Bedroom 8 units 1,334 – 1,777 sf from \$767,000
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For Sale in The Hudson - 1196 Pipeline Building & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$828,000	2 / 2	1259 sf	\$658	1306 1196 PIPELINE ROAD
\$649,900	2 / 2	1293 sf	\$503	1106 1196 PIPELINE ROAD
\$648,000	2 / 2	1085 sf	\$597	208 1196 PIPELINE ROAD
\$584,000	2 / 2	1126 sf	\$519	1004 1196 PIPELINE ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$579,000	2 / 2ba	1089 sf	\$532	2026-03-16
\$645,000	2 / 2ba	1330 sf	\$485	2026-01-24
\$677,000	2 / 2ba	1211 sf	\$559	2025-11-06
\$638,000	2 / 2ba	1002 sf	\$637	2025-04-10

Value & Financing

Price Positioning \$569 /sq ft Active listings here average \$569/sf vs \$702/sf across North Coquitlam. 19% below area average	Mortgage Snapshot \$2,797 /mo Entry price (from) \$584,000 20% down payment \$116,800 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 1998	LEVELS 20	SUITES 135	CONSTRUCTION Concrete
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EXTERIOR
Concrete

TITLE TO LAND
Freehold Strata

STRATA PLAN
LMS3256

MANAGEMENT
**Ascent Real
Estate
Management
Corporation**

Overview

Hudson at 1196 Pipeline Road, Coquitlam, BC V3B 6E3, Canada, Strata Plan Number LMS3256, 20 levels, 135 units in the development and was built in 1998. Closest parks include Glen Park, Lafarge Park and Hoy Creek Linear Park. Walking distance to Grocery Stores, Coffee Shoops, Parks, Elementary Schools and Child Care Services. Crossroads are Guildford Way and Pipeline Road. Live here today!

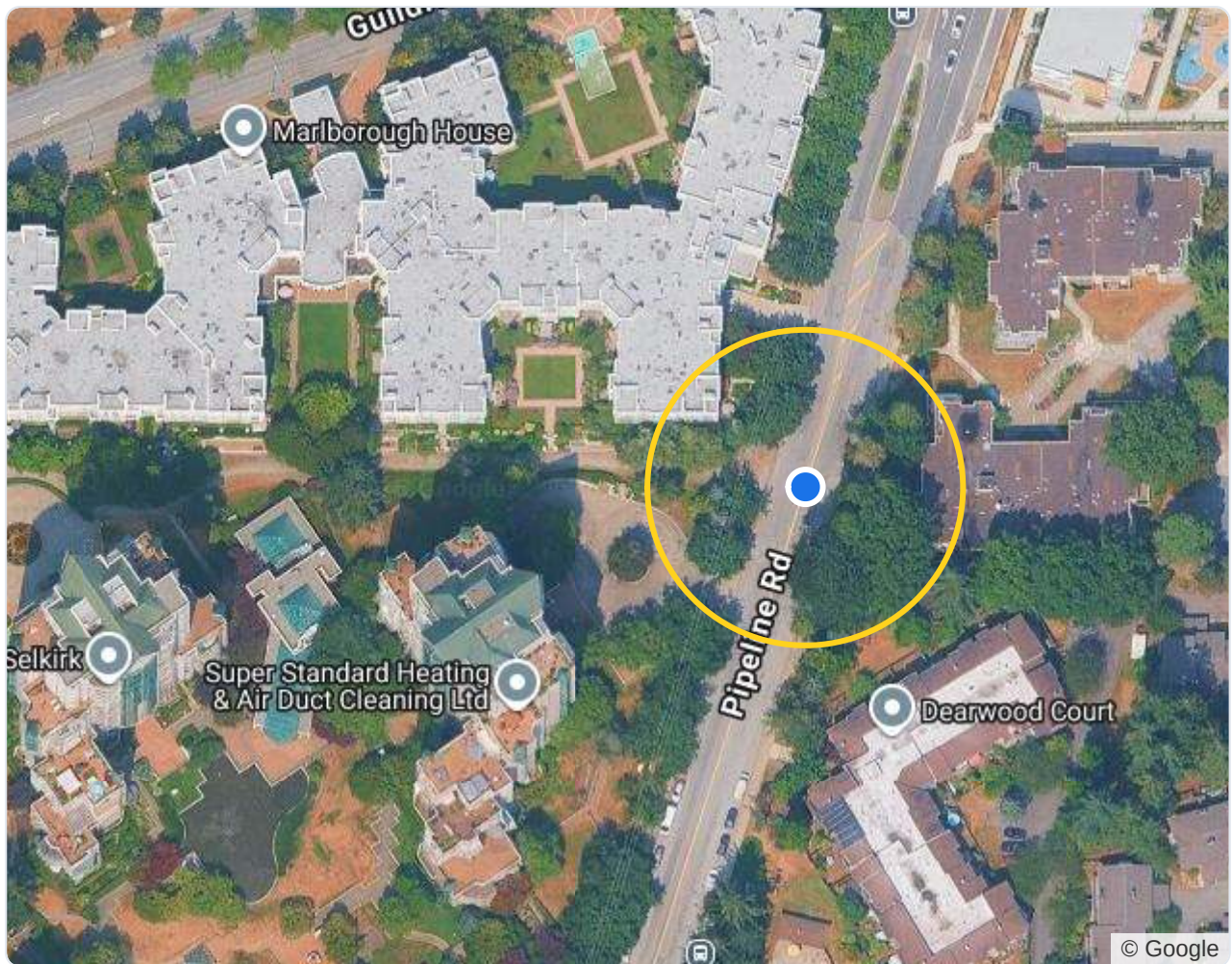
Amenities & Features

- ✓ Elevator
- ✓ Pool; Indoor
- ✓ Storage
- ✓ In Suite Laundry
- ✓ Recreation Center
- ✓ Swirlpool/hot Tub

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Hot Water
- ✓ Recreation Facility
- ✓ Garbage Pickup
- ✓ Gas
- ✓ Management

Location



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RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



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