

BUILDING BROCHURE

LEXINGTON SQUARE - 1204 COONEY BUILDING

1204 Cooney Rd. · Richmond, BC V6X 3E5 · Brighthouse



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4 FOR SALE
FROM \$319,900

8 SOLD · 12 MO
\$310,000-\$499,000



Unit Mix

1 Bedroom

29 units

618 – 686 sf

from \$310,000

2 Bedroom

49 units

875 – 967 sf

from \$378,000

For Sale in Lexington Square - 1204 Cooney Building & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$458,000	2 / 1	883 sf	\$519	220 8411 ACKROYD
\$423,800	2 / 1	928 sf	\$457	211 8400 LANSDOWNE ROAD
\$399,000	1 / 1	647 sf	\$617	105 8511 ACKROYD ROAD
\$319,900	1 / 1	644 sf	\$497	310 8511 ACKROYD ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$310,000	1 / 1ba	623 sf	\$498	2026-08-05
\$415,000	2 / 1ba	916 sf	\$453	2026-07-03
\$465,000	2 / 1ba	888 sf	\$524	2026-04-30
\$345,000	1 / 1ba	624 sf	\$553	2026-04-05

Value & Financing

Price Positioning

\$522 /sq ft

Active listings here average **\$522/sf** vs **\$829/sf** across Brighthouse.

37% below area average

Mortgage Snapshot

\$1,532 /mo

Entry price (from) **\$319,900**

20% down payment **\$63,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1982	LEVELS 3	SUITES 282	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN NWS1799	MANAGEMENT Associa

Overview

Lexington Square at 1204 Cooney Road, Richmond, BC V6X 3E5, Canada, NWS1799. This complex features 282 units. The 6.4 acres of grounds are attractively landscaped and include an outdoor pool in a tranquil neighbourhood making Lexington Square a prime residential address. It features nicely landscaped and manicured lawns, surface parking, carwash area, central water and

heating system, storage lockers, elevator, shared laundry, smoke alarm and security controlled entry. Lexington Square is well known for its management and maintained grounds. This is a central location that is close to transit, restaurants, coffee shops, just across to Lansdowne Shipping Centre, Richmond Hospital, Richmond Public Library, all type of medical services and recreation facilities - Richmond YYoga, Sirota's Alchymy martial Arts Centre, Fitness World to mention only few. Direct access to Westminster Highway and other major routes allows an easy commute to surrounding destinations including Vancouver, Burnaby and New Westminster. Lexington Square is just a short stroll to William Cook Elementary and Henry Anderson Elementary Schools, Kwantlen Polytechnic University, Brighthouse and Minoru parks, Richmond Shopping Centre, Price Smart Foods and a wide variety of ethnic restaurants including Kirin Seafood, Banzai Sushi House, Dynasty Chinese Restaurant, Shang Hai Wonderful, Boston Pizza, Foggy Dew Irish Pub and many many others. Lexington Square was built in 1982 and has 3 levels.

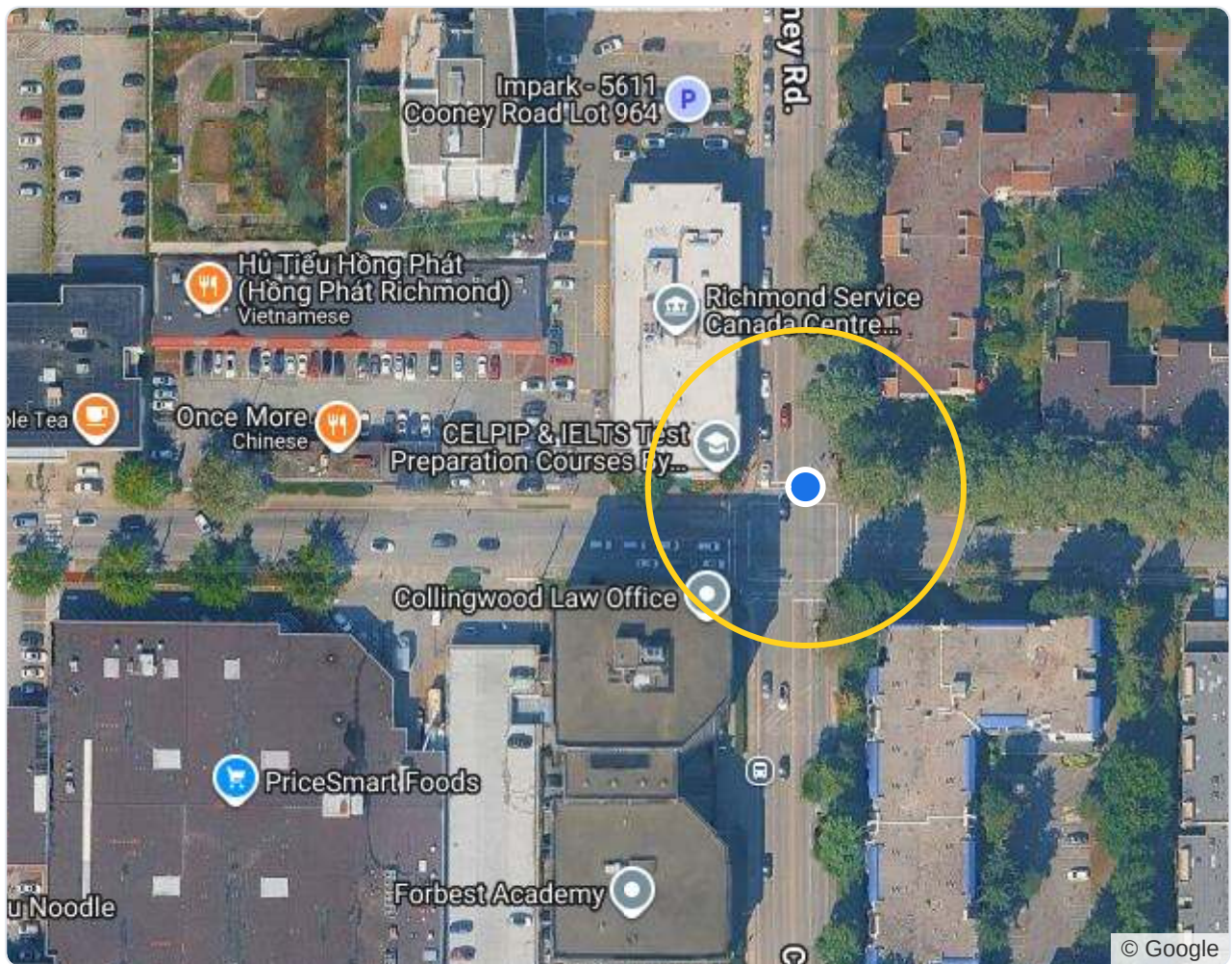
Amenities & Features

- | | |
|------------------|-----------------|
| ✓ Elevator | ✓ Pool; Outdoor |
| ✓ Shared Laundry | |

Maintenance Fees Include

- | | |
|-----------------------|------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Heat |
| ✓ Hot Water | ✓ Management |
| ✓ Recreation Facility | ✓ Snow Removal |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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