

BUILDING BROCHURE

CREEKSIDE MANOR – 1209 HOWIE BUILDING

1209 Howie Ave. · Coquitlam, BC V3J 1T9 · Central Coquitlam



1 FOR SALE
FROM \$399,900

2 SOLD · 12 MO
\$272,000–\$292,888



12-MO SOLD TREND
-11.7

Unit Mix

1 Bedroom

13 units
540 – 569 sf
from \$267,500

2 Bedroom

5 units
742 – 812 sf
from \$399,900

For Sale in Creekside Manor – 1209 Howie Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$399,900	2 / 1	807 sf	\$496	213 1209 HOWIE AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$272,000	1 / 1ba	555 sf	\$490	2026-07-18
\$292,888	1 / 1ba	555 sf	\$528	2026-07-03
\$445,000	2 / 1ba	758 sf	\$587	2025-06-30
\$408,000	1 / 1ba	567 sf	\$720	2025-04-29

Value & Financing

Price Positioning

\$496 /sq ft

Active listings here average **\$496/sf** vs **\$773/sf** across Central Coquitlam.

36% below area average

Mortgage Snapshot

\$1,915 /mo

Entry price (from) **\$399,900**

20% down payment **\$79,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1980	LEVELS 3	SUITES 41	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN NWS1437	MANAGEMENT Century 21 Prudential Estates (rmd) Ltd.

Overview

Creekside Manor - 1209 Howie Avenue, Coquitlam, BC V3J 1V1, NWS1437 - located in Central Coquitlam, at the crossroads Howie Avenue and Gatensbury Street. Blue Mountain Place is walking distance from Como Lake Middle School, Blue Mountain Park, Precious Mind Montessori School, Roy Stibbs Elementary, Future Kids Daycare Centre, Lord Baden-Powell Elementary School, Sunny gate Montessori School, Little Treasures Daycare, Alderson Elementary, Traditional Learnign Academy, Maillard Middle School, Rochester Elementary School, Dance Academy, Curves, 7-elevel, Sonah Medspa, Canada Safeway Limited and CIBC Branch. The restaurants in the neighbourhood are Sokela Restaurant & Lounge, Pizza Hut, Golden Boot Cafe, Joey Beenz Coffee Bar, Me-n-Ed's, Lucky Cafe Chinese and Domino's Pizza. Como Lake, Mundy Park with its amenities and Lougheed Town Centre within a short drive distance. The bus stops near the complex and Lougheed Skytrain Station is a 6-minute drive away. Creekside Manor was built in 1980 with a frame-wood construction and vinyl exterior finishing. There are 41 units in development and in strata. This three-level building features wheelchair access, a garden, shared laundry, storage lockers and underground parking. Most homes offer a fireplace, spacious living area, a balcony or a patio.

Amenities & Features

- | | |
|------------|------------------|
| ✓ Elevator | ✓ Shared Laundry |
| ✓ Storage | |

Maintenance Fees Include

- | | |
|------------------|-------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Heat | ✓ Hot Water |
| ✓ Management | |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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scan or call