

BUILDING BROCHURE

EDGE PARK MANOR

12155 191 B St. · Pitt Meadows, BC V3Y 2B6 · Central Meadows



Scan to view online



1 FOR SALE
FROM \$564,900

2 SOLD · 12 MO
\$485,000–\$525,000



Unit Mix

1 Bedroom

10 units
908 – 953 sf
from \$367,000

2 Bedroom

34 units
907 – 1,426 sf
from \$418,900

For Sale in Edgepark Manor & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$564,900	2 / 2	1221 sf	\$463	206 19131 FORD ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$485,000	2 / 1ba	1013 sf	\$479	2026-05-17
\$525,000	1 / 2ba	925 sf	\$568	2026-04-01
\$650,000	2 / 2ba	1256 sf	\$518	2025-08-15
\$615,000	2 / 2ba	1160 sf	\$530	2025-08-11

Value & Financing

Price Positioning

\$463 /sq ft

Active listings here average **\$463/sf** vs **\$592/sf** across Central Meadows.

22% below area average

Mortgage Snapshot

\$2,705 /mo

Entry price (from) **\$564,900**

20% down payment **\$112,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT
1997

LEVELS
4

SUITES
131

CONSTRUCTION
Frame - Wood

EXTERIOR
Vinyl

TITLE TO LAND
Freehold Strata

STRATA PLAN
LMS1934

MANAGEMENT
**Profile Properties
Ltd.**

Overview

Edgepark Manor- 12155 191B Street Pitt Meadows, BC V3Y 2S2, Strata Plan No. LMS1934, 4 storey building with 131 residential units and 5 commercial units, built 1997. Set in the heart of Central Meadows of Pitt Meadows, nestled beneath the sheltering Golden Ears Mountains at the confluence of the Pitt and Fraser Rivers.

Inside, its spacious one and two bedroom plus den homes ranging to over 1,300 sq. ft. boast open-plan layout, cozy natural gas fireplace, 9' ceilings, laminate countertops, lots of cabinets, and ensuite with separate shower and soaker tub. Large windows bring in natural light and oversized decks provide extra space for outdoor living.

Ideally situated in a quiet neighborhood only one block from the Westcoast Express station and minutes from Lougheed Highway, Woodford Manor opens the door into a world possibilities. Enjoy living steps to the natural amenities of Harris Park and Hoffman Park yet schools like Davie-Jones Elementary, Pitt Meadows Elementary and Pitt Meadows Secondary, Pitt Meadows Museum, Fraser Valley Regional Library, Pitt Meadows Walk in Clinic, IGA, Langley Farm Market, Shoppers Drug Mart, Pitt Meadows Town Center, tones of food and restaurant options, and top ranked golf courses are minutes away.

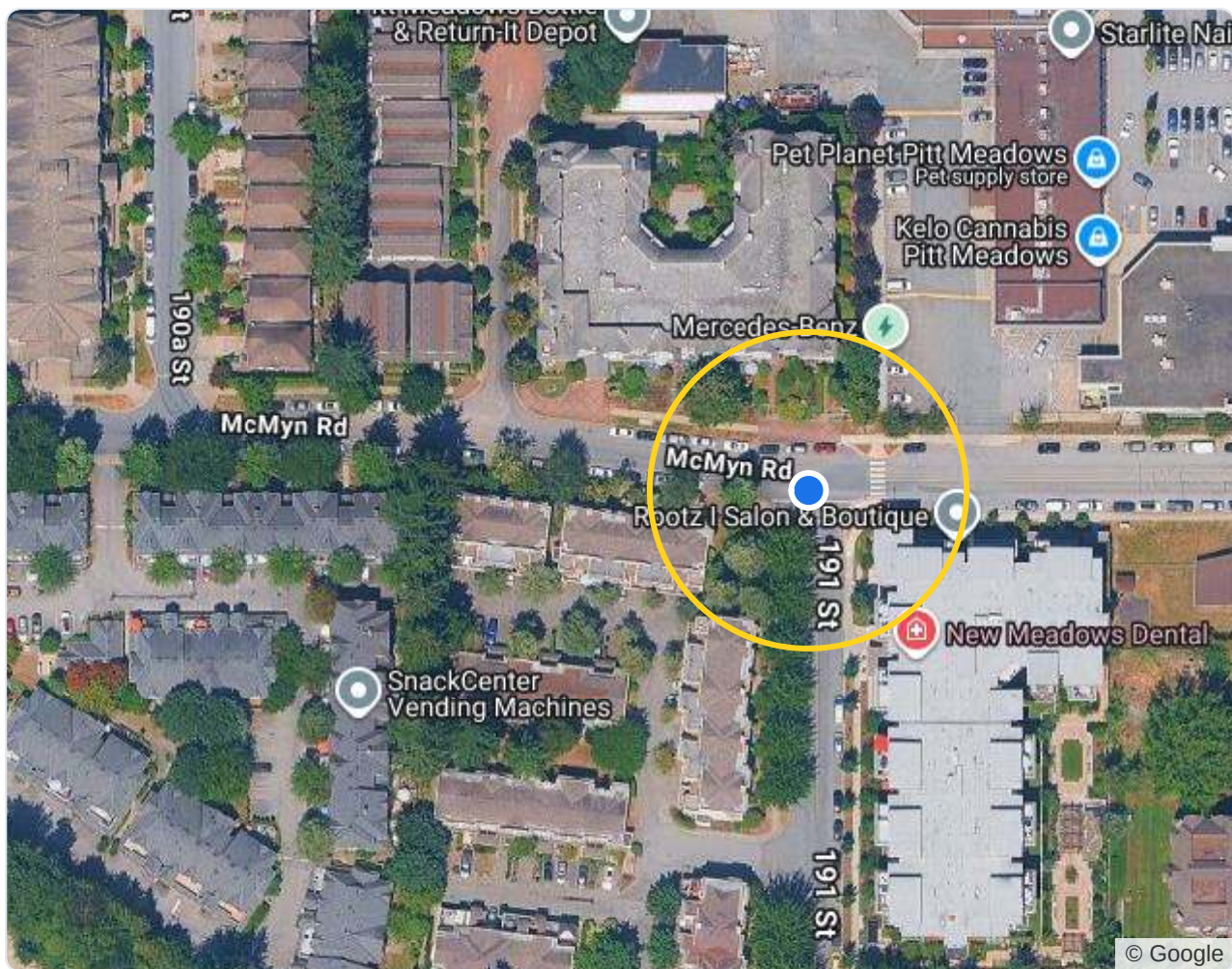
Amenities & Features

- ✓ Elevator
- ✓ Storage
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Gas
- ✓ Management
- ✓ Hot Water
- ✓ Snow Removal

Location



Les Twarog

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