

BUILDING BROCHURE

WESTWATER VIEWS – 12871 RAILWAY BUILDING

12871 Railway Ave. · Richmond, BC V7E 6K3 · Steveston South



Scan to view online



1 FOR SALE
FROM \$675,000

2 SOLD · 12 MO
\$767,500–\$1,168,800



Unit Mix

1 Bedroom

2 units
1,012 – 1,335 sf
from \$495,000

2 Bedroom

21 units
1,258 – 1,724 sf
from \$705,000

3 Bedroom

1 unit
1,756 – 1,756 sf
from \$1,230,000

For Sale in Westwater Views - 12871 Railway Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$675,000	1 / 1	1335 sf	\$506	333 12875 RAILWAY AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$767,500	2 / 2ba	1296 sf	\$592	2026-02-06
\$1,168,800	2 / 2ba	1413 sf	\$827	2025-09-21
\$1,068,000	2 / 2ba	1634 sf	\$654	2025-06-21
\$855,000	2 / 2ba	1313 sf	\$651	2025-03-03

Value & Financing

Price Positioning

\$506 /sq ft

Active listings here average **\$506/sf** vs **\$829/sf** across Steveston South.

39% below area average

Mortgage Snapshot

\$3,233 /mo

Entry price (from)	\$675,000
20% down payment	\$135,000
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1990	LEVELS 3	SUITES 78	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN NWS3101	MANAGEMENT Century 21 Prudential Estates (rmd) Ltd.

Overview

Westwater Views - 12871 Railway Avenue, Richmond, BC V7E 6K3, NWS3101 - Located in the sought after area of South Steveston on No 1 Road and Moncton Street. This centralized location is steps to Steveston Village, Historic Fishing Village, the dyke, Garry Piont Park, Steveston Community Centre, public transit, restaurants, coffee shops, Pharmasave Steveston Village, recreation, medical services, schools, the library, churches and Coast Capital Bank. Direct access to major transportation routes allows for a quick and easy commute to surrounding destinations

including Downtown Vancouver, Surrey and the Vancouver International Airport. Westwater Views is a 3 building, 3 level, 78 condo unit complex with 24 units at 12871, 30 units at 12873 and 24 units at 12875 Railway. The complex was built in 1990 with a wood frame construction. Most homes feature soaring 12' vaulted ceilings in the living room, 16' vaulted ceiling in the huge bedroom, 2 parking spaces, in-suite laundry. The complex features a new roof built in September 2010, partial rainscreen, a healthy contingency fund, wheelchair access, a recreation room, library and only allows for 8 rental units.

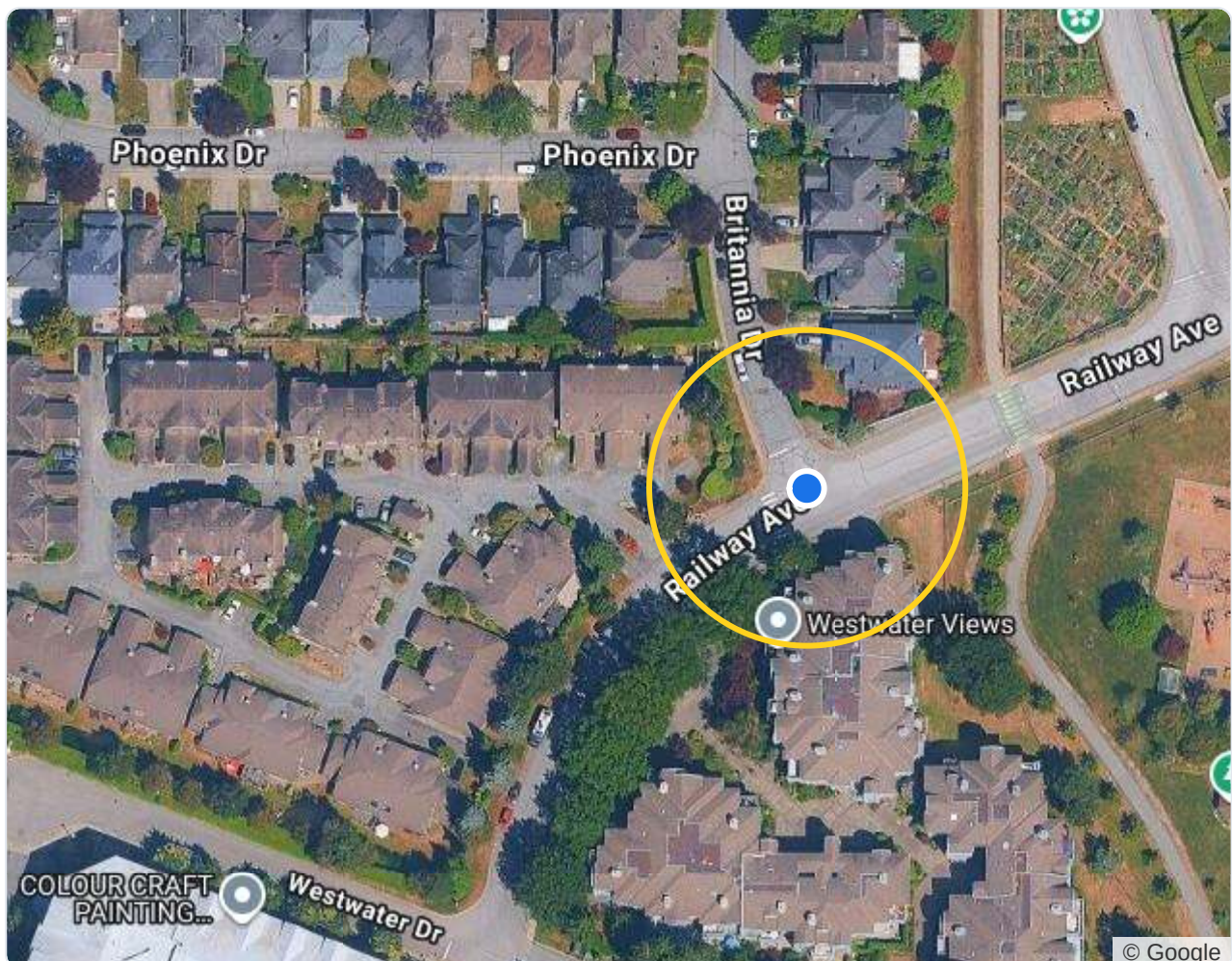
Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Storage

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Gas
- ✓ Management

Location





Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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