

BUILDING BROCHURE

THE COURCELLES

1561 Booth Ave. · Coquitlam, BC V3K 6Z9 · Maillardville



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1 FOR SALE
FROM \$649,900

1 SOLD · 12 MO
\$615,000–\$615,000

12-MO SOLD TREND
-9.8

Unit Mix

1 Bedroom

4 units
782 – 790 sf
from \$383,000

2 Bedroom

39 units
877 – 1,064 sf
from \$490,000

For Sale in The Courcelles & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$649,900	2 / 2	982 sf	\$662	10 1561 BOOTH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$615,000	2 / 2ba	1060 sf	\$580	2026-02-02
\$655,000	2 / 2ba	919 sf	\$713	2025-08-27
\$629,000	2 / 2ba	919 sf	\$684	2025-04-22
\$645,000	2 / 2ba	929 sf	\$694	2025-03-02

Value & Financing

Price Positioning

\$662 /sq ft

Active listings here average **\$662/sf** vs **\$689/sf** across Maillardville.

4% below area average

Mortgage Snapshot

\$3,113 /mo

Entry price (from) **\$649,900**

20% down payment **\$129,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1998	LEVELS 3	SUITES 88	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS2858	MANAGEMENT Strataco Management Ltd.

Overview

The Courcelles - 1561 Booth Avenue, Coquitlam V3K 1B9, LMS2858 - located in the Maillardville area of Coquitlam on Schoolhouse Street and Booth Avenue. This central location is walking distance to Superstore and close to Ikea, banks, coffee shops, recreation, medical services, childcare services, West Coast Express, Lougheed Highway and the Trans- Canada Highway allowing easy commuting to surrounding cities including Vancouver, New Westminster and Surrey. Rochester Elementary is just a short stroll away. Several schools located just over a kilometre away.

The Courcelles was built in 1998 and offers 88 townhouses featuring functional bright layouts, cosy gas fireplaces, generous kitchens with breakfast nook, in-suite laundries, balconies, covered patios, fenced yards, storage lockers and secure parking. Maintenance fees include gardening, gas and management.

The Courcelles - close to shopping, schools and recreation - move here today!

Amenities & Features

- ✓ Bike Room
- ✓ In Suite Laundry
- ✓ Storage

Maintenance Fees Include

- ✓ Gardening
- ✓ Gas
- ✓ Management

Location



Les Twarog

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