

BUILDING BROCHURE

HERON COVE - 1706 56TH BUILDING

1706 56th St. · Tsawwassen, BC V4L 2R3 · Beach Grove



Scan to view online



1 FOR SALE
FROM \$1,049,000

7 SOLD · 12 MO
\$570,000–\$715,000

12-MO SOLD TREND
-32.9

BC Condos & Homes Team
604-671-7000 | www.VancouverFloorPlans.com



Unit Mix

2 Bedroom

36 units
846 – 1,276 sf
from \$499,000

3 Bedroom

7 units
1,578 – 1,740 sf
from \$698,888

For Sale in Heron Cove - 1706 56th Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,049,000	3 / 3	1740 sf	\$603	38 1700 56 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$570,000	2 / 2ba	860 sf	\$663	2026-05-17
\$675,000	2 / 2ba	1073 sf	\$629	2025-12-03
\$715,000	2 / 3ba	1276 sf	\$560	2025-11-17
\$601,888	2 / 2ba	850 sf	\$708	2025-11-05

Value & Financing

Price Positioning

\$603 /sq ft

Active listings here average **\$603/sf** vs **\$709/sf** across Beach Grove.

15% below area average

Mortgage Snapshot

\$5,024 /mo

Entry price (from) **\$1,049,000**

20% down payment **\$209,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2005	LEVELS 3	SUITES 101	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN LMS2509	MANAGEMENT Gateway Property Management

Overview

Heron Cove - 1706 56 Street, Delta, BC V4L 2R3, LMS2509 - located in the Beach Grove neighbourhood of Tsawwassen, near the crossroads of 56 Street and 18 Avenue. Walking distance to Golf Club, Bowling Club, South Delta Recreation Centre and Tsawwassen Skatepark. Beach Grove Elementary, South Park Elementary and South Delta Secondary schools are close to the complex. There are a lot of restaurants in the neighbourhood such as Browns Socialhouse, Kon Thai, Dairy Queen, Domino's Pizza, White Sport, Mario's Kitchen. Five minute drive to Tsawwassen Town Centre Mall and public library. The bus stops are minutes away and they can take you to Canada Line. The Heron Cove was built in 2005. This complex is fully rainscreened with stone exterior finishing and asphalt roofing. There are 52 units in developmane and 101 units in strata. This complex is a part of a 2 building development - another 52 units are at 1704 56 Street. Residents enjoy many features including a beautifully landcaped courtyard, secure underground parking, storage, insuite laundry, guest suite, amenities room, and ample visitor parking. Most homes offer 9' ceilinga, hardwood floors, gas fireplace, stainsteel steel appliances and balcony.

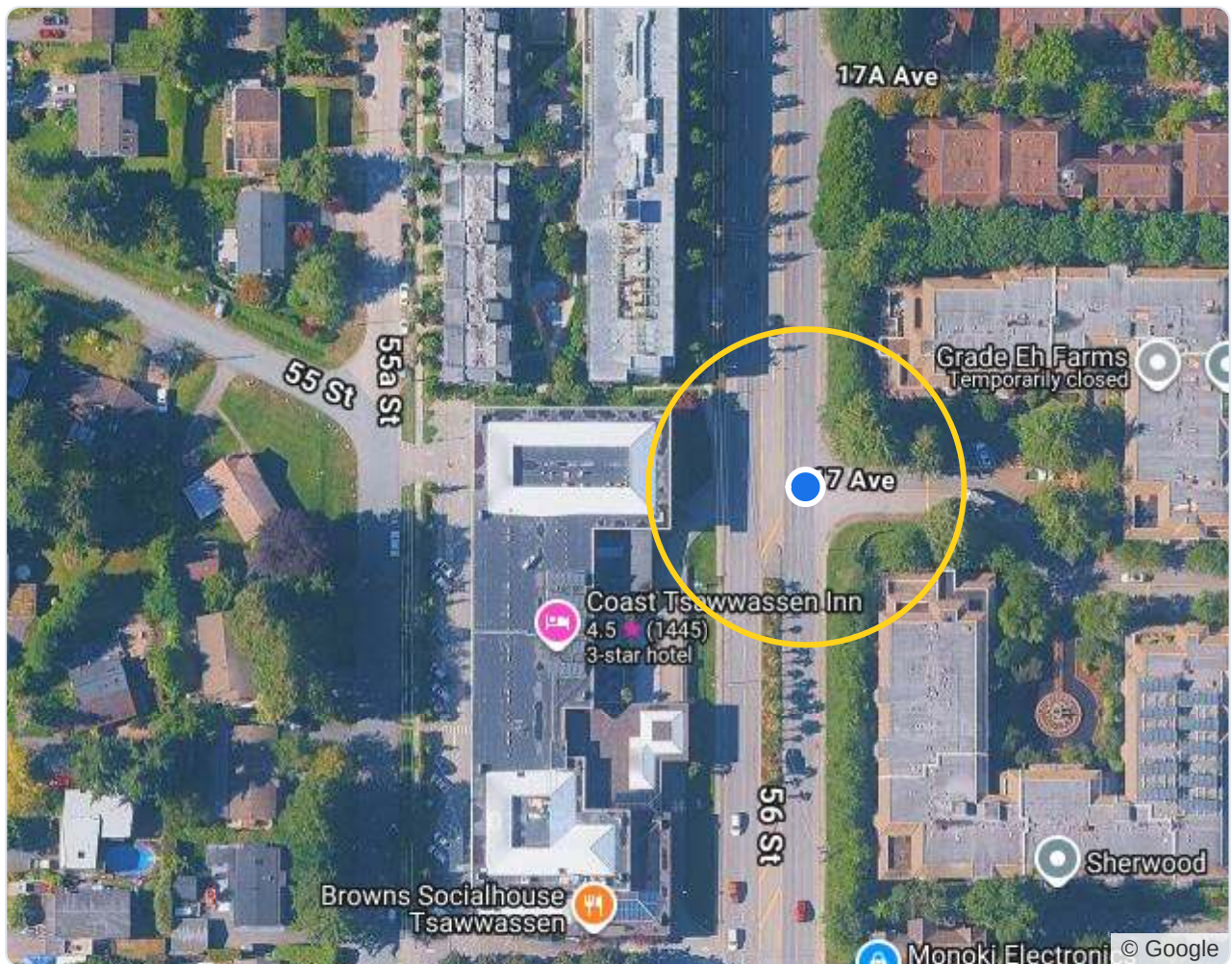
Amenities & Features

- | | |
|---------------------|---------------|
| ✓ Elevator | ✓ Guest Suite |
| ✓ In Suite Laundry | ✓ Storage |
| ✓ Wheelchair Access | |

Maintenance Fees Include

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

Location



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RE/MAX Crest Realty · BC Condos & Homes Team

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