

BUILDING BROCHURE

EDGEWOOD MANOR

19122 122nd Ave. · Pitt Meadows, BC V3Y 2N7 · Central Meadows



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1 FOR SALE
FROM \$570,000

2 SOLD · 12 MO
\$515,000–\$540,000



Unit Mix

1 Bedroom

1 unit
978 – 978 sf
from \$548,000

2 Bedroom

25 units
1,119 – 1,347 sf
from \$445,000

For Sale in Edgewood Manor & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$570,000	2 / 2	1128 sf	\$505	309 19122 122 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$540,000	2 / 2ba	1130 sf	\$478	2026-06-14
\$515,000	2 / 2ba	1166 sf	\$442	2026-04-17
\$625,000	2 / 2ba	1347 sf	\$464	2025-07-03
\$678,000	2 / 2ba	1133 sf	\$598	2025-04-18

Value & Financing

Price Positioning

\$505 /sq ft

Active listings here average **\$505/sf** vs **\$591/sf** across Central Meadows.

15% below area average

Mortgage Snapshot

\$2,730 /mo

Entry price (from)	\$570,000
20% down payment	\$114,000
Rate / amortization	5.24% · 25 yr

YEAR BUILT 1994	LEVELS 3	SUITES 47	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1116	MANAGEMENT Profile Properties Ltd.

Overview

Edgewood Manor - 19122 122 Avenue, Pitt Meadows, BC V3Y 2N7, LMS1116 - Located on 122 Avenue directly across from beautiful Hoffmann Park in the prime Central Meadows subarea of Pitt Meadows. Minutes to Golden Ears Bridge and West Coast Express. Easy access to Lougheed Highway and other major routs allows for an easy commute to surrounding destinations including Downtown Vancouver. The notable landmarks around Edgewood Manor are Fraser Valley Regional Library, Meadowtown Shopping Centre, Meadow Gardens Golf Club and Pitt Meadows Family Recreation Centre. Schools nearby include Highland Park Elementary, Pitt Meadows Secondary and Kinderheart Montessori Preschool. Some excellent restaurants in the area include Pappa Leo's Pizza, Akasaka Japanese Restaurant, La Trattoria Restaurant and many others.

Edgewood Manor is a 3 level complex built in 1994. It consists of 47 units featuring open floor plan, cozy gas fireplace, vaulted ceilings for top floor units, big walk-in closet, in-suite storage and in-suite laundry, spacious balcony or covered patio for ground floor units. Building has new roof (2010). Complex amenities include bike storage, storage locker, parking, club house, elevator and wheelchair access. Building has been fully rainscreened and is run by a pro-active strata council. Maintenance fees include garbage pickup, gardening, gas, hot water and management. Don't miss your opportunity to own this amazing home.

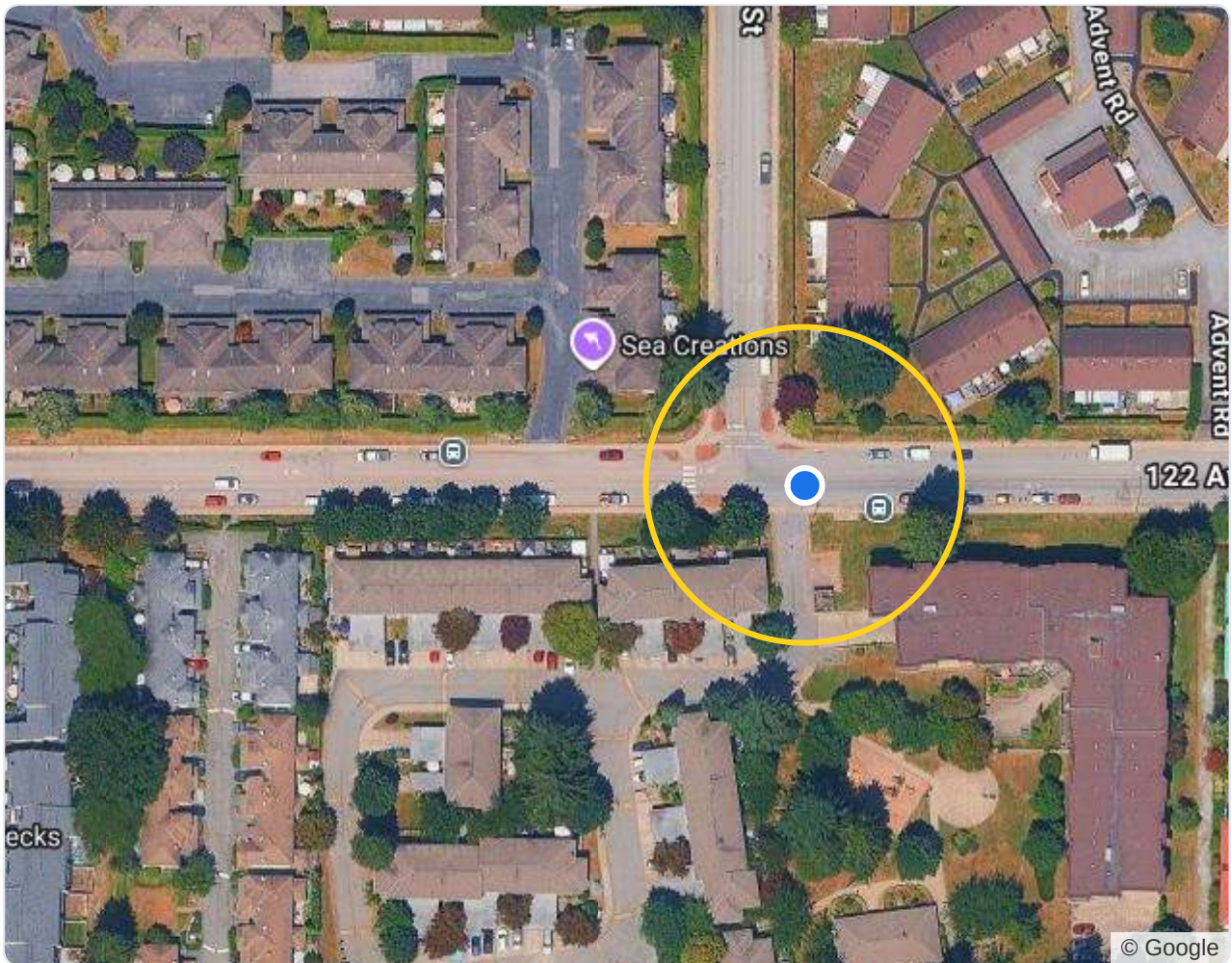
Amenities & Features

- ✓ Club House
- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Storage

Maintenance Fees Include

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

Location



Les Twarog

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