

EMERALD PARK

19236 Ford Rd. · Pitt Meadows, BC V3Y 2K1 · Central Meadows



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2 FOR SALE
FROM \$505,000

3 SOLD · 12 MO
\$490,000–\$540,000



Unit Mix

1 Bedroom

8 units
910 – 952 sf
from \$360,000

2 Bedroom

26 units
1,192 – 1,300 sf
from \$370,000

3 Bedroom

1 unit
1,339 – 1,339 sf
from \$530,000

For Sale in Emerald Park & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$650,000	2 / 2	1297 sf	\$501	304 19236 FORD ROAD
\$505,000	1 / 1	933 sf	\$541	301 19236 FORD ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$490,000	2 / 1ba	1300 sf	\$377	2026-04-03
\$535,000	2 / 2ba	1192 sf	\$449	2026-04-02
\$540,000	2 / 2ba	1234 sf	\$438	2025-09-08
\$468,000	1 / 1ba	933 sf	\$502	2025-06-21

Value & Financing

Price Positioning

\$521 /sq ft

Active listings here average **\$521/sf** vs **\$600/sf** across Central Meadows.

13% below area average

Mortgage Snapshot

\$2,419 /mo

Entry price (from) **\$505,000**

20% down payment **\$101,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1991	LEVELS 3	SUITES 47	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN NWS3394	

Overview

Emerald Park - 19236 Ford Road, Pitt Meadows, BC, V3Y 2K1, Canada. Strata Plan NWS3394 - Located on Ford Road and Harris Road 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 Emerald Park are Fraser Valley Regional Library, Pitt Meadows Family Recreation Centre, Meadowtown Shopping Centre, Meadow Gardens Golf Club and Hoffmann Park. Schools nearby include Pitt Meadows Elementary, Pitt Meadows Secondary

and Discovery Playhouse Pre-School Society. Some excellent restaurants in the area include Subway, Akasaka Japanese Restaurant, Pappa Leo's Pizza and many others.

Emerald Park is a three level complex built in 1991. It consists of 47 units featuring open floor plan, large kitchen, in-suite laundry and storage, walk-in closet and spacious balcony. Complex amenities include bike storage, storage locker, recreation room, underground parking, elevator and wheelchair access. Maintenance fees include garbage pickup, gardening and management. Don't miss your opportunity to own this amazing home!

Amenities & Features

✓ None

Maintenance Fees Include

✓ Garbage Pickup

✓ Gardening

✓ Management

Location





Les Twarog

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