

BUILDING BROCHURE

EDGEMONT - 2362 BURLINGTON BUILDING

2362 Burlington Dr. · Coquitlam, BC V3B 0B3 · North Coquitlam



Scan to view online



2 FOR SALE
FROM \$489,800

2 SOLD · 12 MO
\$473,800-\$695,000



Unit Mix

1 Bedroom 15 units 575 – 780 sf from \$435,000	2 Bedroom 23 units 722 – 1,227 sf from \$613,000	3 Bedroom 11 units 1,223 – 1,576 sf from \$770,000
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For Sale in Edgemont - 2362 Burlington Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$498,800	1 / 1	608 sf	\$820	1006 2982 BURLINGTON DRIVE
\$489,800	1 / 1	580 sf	\$844	708 2982 BURLINGTON DRIVE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$473,800	1 / 1ba	606 sf	\$782	2026-06-01
\$695,000	2 / 2ba	977 sf	\$711	2025-09-20
\$735,000	2 / 2ba	967 sf	\$760	2025-07-23
\$505,000	1 / 1ba	580 sf	\$871	2025-06-21

Value & Financing

Price Positioning \$832 /sq ft Active listings here average \$832/sf vs \$700/sf across North Coquitlam. 19% above area average	Mortgage Snapshot \$2,346 /mo Entry price (from) \$489,800 20% down payment \$97,960 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 2009	LEVELS 26	SUITES 153	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN BCS3348	DEVELOPER Bosa Development
MANAGEMENT Self Managed			

Overview

Edgemont at Westwood Village - 2362 Burlington Drive, Coquitlam, BC V3B 0B3, Canada. Strata Plan No. BCS3348, 28 storeys, 149 units, built 2009, Crossing roads: The High Street and Glen Drive. With an ideal location at the highest point in Coquitlam Town Center with panoramic views in every direction, nestled within the trees at the foot of Westwood Plateau, Edgemont by Bosa is the third phase of the dramatic Westwood Village community in downtown Coquitlam. Westwood Village. A richly vibrant community of luxurious high-rise residences, lush open green space, shops and cafes gathered around a lively public plaza.

Rising 28-stories and showcasing classic architecture designed by award-winning Rafii Architects, Celadon is defining a new height of living in Coquitlam. Inside, these one, two and three bedroom homes feature cozy fireplace, plush carpeting, granite counter tops, full height wood-grained cabinetry, premium stainless appliances, deep soaker tub, and porcelain tile walls and floors in bathrooms. Expansive floor-to-ceiling windows bring in natural light and spacious balconies provide extra space for outdoor living.

Residents of Edgemont can come together in the private amenity center of the Westwood Village at Westwood Club, including fully-equipped gym, cardio centre, yoga studio, outdoor hot tub, private change rooms with lockers and sauna, Media Room, lounge with full kitchen, billiards lounge and poker room, guest suites, and on-site manager's office.

Edgemont is adjacent to Coquitlam Public Library, across from Coquitlam Centre mall, blocks from the Evergreen Culture Center, Civic Center Aquatic Center, Town Center Park, and Lafarge Lake, Pinetree Secondary, Glen Elementary, Pinetree Elementary, Walton Elementary, and Douglas College, and within a short drive to Vancouver Golf Center and Eagle Ridge Hospital. With the new Evergreen Light Rapid Transit Line, connecting the Westwood Village neighbourhood to the Lougheed Mall SkyTrain station and the Westcoast Express, commuting anywhere across the lower mainland will be a breeze.

Amenities & Features

- | | |
|---------------|--------------------|
| ✓ Bike Room | ✓ Club House |
| ✓ Elevator | ✓ Exercise Centre |
| ✓ Guest Suite | ✓ In Suite Laundry |

Maintenance Fees Include

- | | |
|-----------------------|------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Gas |
| ✓ Hot Water | ✓ Management |
| ✓ Recreation Facility | |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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