

BUILDING BROCHURE

EDGEMONT RIDGE ESTATES

2425 Edgemont Blvd. · North Vancouver, BC V7P 2L2 · Hamilton



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BC Condos & Homes Team
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Vancouver
FloorPlans

1 FOR SALE
FROM \$1,398,000

1 SOLD · 12 MO
\$1,240,000–\$1,240,000



Unit Mix

2 Bedroom

1 unit
1,833 – 1,833 sf
from \$1,280,000

3 Bedroom

7 units
1,614 – 2,419 sf
from \$1,020,000

4 Bedroom

1 unit
2,640 – 2,640 sf
from \$1,425,000

For Sale in Edgemont Ridge Estates & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,398,000	3 / 2	1614 sf	\$866	8 2425 EDMONT BOULEVARD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,240,000	3 / 2ba	1724 sf	\$719	2025-11-14
\$1,370,000	3 / 2ba	1659 sf	\$826	2025-08-26
\$1,475,000	3 / 2ba	1943 sf	\$759	2024-03-30
\$1,425,000	4 / 3ba	2640 sf	\$540	2024-01-21

Value & Financing

Price Positioning

\$866 /sq ft

Active listings here average \$866/sf vs \$961/sf across Hamilton.

10% below area average

Mortgage Snapshot

\$6,695 /mo

Entry price (from) **\$1,398,000**

20% down payment **\$279,600**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT
1991

LEVELS
2

SUITES
16

CONSTRUCTION
Frame - Wood

EXTERIOR
Stucco

TITLE TO LAND
Freehold Strata

STRATA PLAN
VAS2843

MANAGEMENT
**Stratawest
Management Ltd.**

Overview

Edgemont Ridge - 2425 Edgemont Boulevard, North Vancouver, BC V7P 2L2, Canada. Strata Plan VAS2843. Located in the desirable Hamilton area of North Vancouver on Edgemont Boulevard and Trans-Canada Hwy. EDGEMONT RIDGE is an exclusive, gated community in a natural setting surrounded by towering cedars and is a short stroll away from Edgemont Village, William Griffin Park, MacKay Creek Greenbelt, School District #44, Larson Elementary, Carson Graham Secondary and much more. Minutes away from public transit, North Vancouver District Public Library, Highlands Animal Hospital, Starbucks, Subway, Columbus Farm Market, Super Valu, TD, HSBC and RBC Banks. Homes feature large and quite rooms, in-suite laundry, storage, wheelchair access, large patios, gardens and beautiful yards. Built in 1991 with 2 levels and 16 units in development.

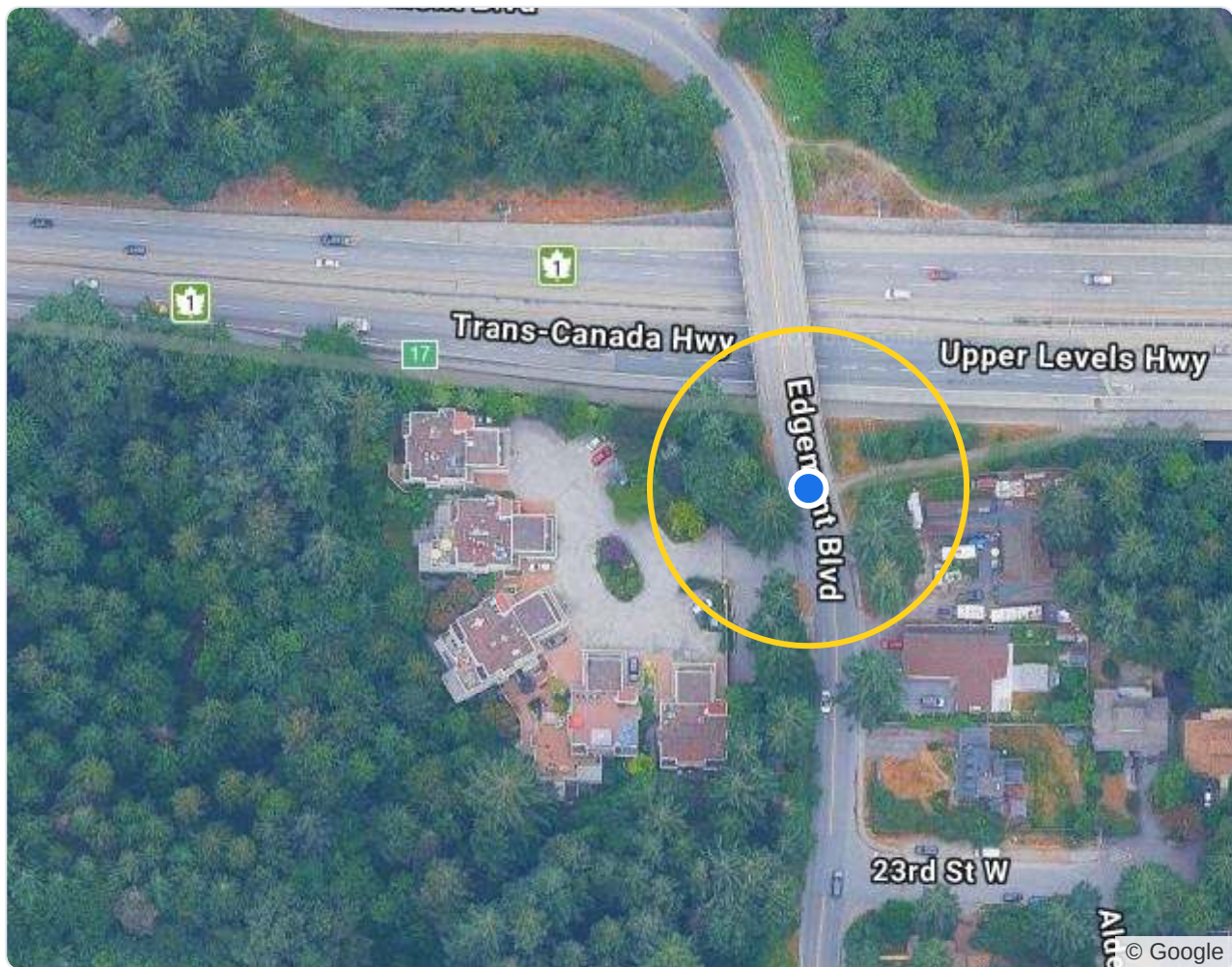
Amenities & Features

- ✓ In Suite Laundry
- ✓ Storage

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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