

BUILDING BROCHURE

# CONCORD GARDENS NORTH TOWER

3131 Ketcheson Rd. · Richmond, BC V6X 1P6 · West Cambie



Scan to view online



**12** FOR SALE  
FROM \$519,800

**14** SOLD · 12 MO  
\$515,000–\$888,000

**12-MO SOLD TREND**  
23.5

## Unit Mix

### 1 Bedroom

26 units  
526 – 716 sf  
**from \$515,000**

### 2 Bedroom

57 units  
541 – 1,027 sf  
**from \$550,000**

### 3 Bedroom

9 units  
900 – 1,369 sf  
**from \$836,000**

# For Sale in Concord Gardens North Tower & Complex

12 currently active

| ASKING    | BEDS / BATHS | SIZE    | \$/SF   | UNIT / ADDRESS            |
|-----------|--------------|---------|---------|---------------------------|
| \$869,000 | 2 / 2        | 935 sf  | \$929   | 601 8833 HAZELBRIDGE WAY  |
| \$849,000 | 2 / 2        | 1027 sf | \$827   | 916 3131 KETCHESON ROAD   |
| \$786,000 | 2 / 2        | 875 sf  | \$898   | 906 3131 KETCHESON ROAD   |
| \$779,900 | 2 / 2        | 925 sf  | \$843   | 1608 3131 KETCHESON ROAD  |
| \$699,000 | 2 / 2        | 821 sf  | \$851   | 1003 8833 HAZELBRIDGE WAY |
| \$699,000 | 2 / 2        | 807 sf  | \$866   | 709 8833 HAZELBRIDGE WAY  |
| \$688,000 | 2 / 2        | 695 sf  | \$990   | 607 8833 HAZELBRIDGE WAY  |
| \$559,000 | 1 / 1        | 619 sf  | \$903   | 515 3131 KETCHESON ROAD   |
| \$558,000 | 1 / 1        | 542 sf  | \$1,030 | 1602 8833 HAZELBRIDGE WAY |
| \$550,000 | 2 / 1        | 585 sf  | \$940   | 1702 3131 KETCHESON ROAD  |

...and 2 more — see all 12 at [bccondos.net/3131-ketcheson-rd](https://bccondos.net/3131-ketcheson-rd)

## Recently Sold in this Building

| SOLD PRICE | BEDS    | SIZE    | \$/SF | DATE       |
|------------|---------|---------|-------|------------|
| \$735,000  | 2 / 2ba | 875 sf  | \$840 | 2026-08-13 |
| \$770,000  | 2 / 2ba | 882 sf  | \$873 | 2026-06-07 |
| \$515,000  | 1 / 1ba | 587 sf  | \$877 | 2026-05-25 |
| \$888,000  | 3 / 2ba | 1164 sf | \$763 | 2026-05-25 |

## Value & Financing

### Price Positioning

**\$899** /sq ft

Active listings here average **\$899/sf** vs **\$876/sf** across West Cambie.

3% above area average

### Mortgage Snapshot

**\$2,489** /mo

|                     |               |
|---------------------|---------------|
| Entry price (from)  | \$519,800     |
| 20% down payment    | \$103,960     |
| Rate / amortization | 5.24% · 25 yr |

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

|                           |                     |                      |                                 |
|---------------------------|---------------------|----------------------|---------------------------------|
| YEAR BUILT<br><b>2016</b> | LEVELS<br><b>19</b> | SUITES<br><b>121</b> | CONSTRUCTION<br><b>Concrete</b> |
|---------------------------|---------------------|----------------------|---------------------------------|

|                                           |                                                |                                                                    |                                            |
|-------------------------------------------|------------------------------------------------|--------------------------------------------------------------------|--------------------------------------------|
| <b>EXTERIOR</b><br><b>Concrete</b>        | <b>TITLE TO LAND</b><br><b>Freehold Strata</b> | <b>STRATA PLAN</b><br><b>EPS3719</b>                               | <b>DEVELOPER</b><br><b>Concord Pacific</b> |
| <b>ARCHITECT</b><br><b>Gbl Architects</b> |                                                | <b>MANAGEMENT</b><br><b>Rancho Management Services (b.c.) Ltd.</b> |                                            |

## Overview

Concord Gardens North Tower - 3131 Ketcheson Road, Richmond, BC V6X 1P6, Canada. Strata plan number EPS3719. Crossroads are Ketcheson Road and Patterson Road. This development is 19 storeys with 121 units. Completed in 2016. Developed by Concord Pacific. Architecture by GBL Architects. Interior design by LIV Interiors. Maintenance fees include garbage pickup, gardening, gas, hot water, management, sewer, and snow removal.

Nearby parks are Talmei Neighborhood School Park and Tomsett Neighbourhood School Park. Nearby schools are Henry Anderson Elementary, A.R. MacNeill Secondary School, Richmond Secondary School, J.N. Burnett Secondary, Cambie Secondary School and BCIT Aerospace and Technology Campus (ATC). Nearby grocery stores are Supermarket 2000, Osaka Supermarket, Richmond Night Market, H-Mart Richmond, China World Supermarket, Empire Supermarket (2010) Ltd and Real Canadian Superstore.

## Amenities & Features

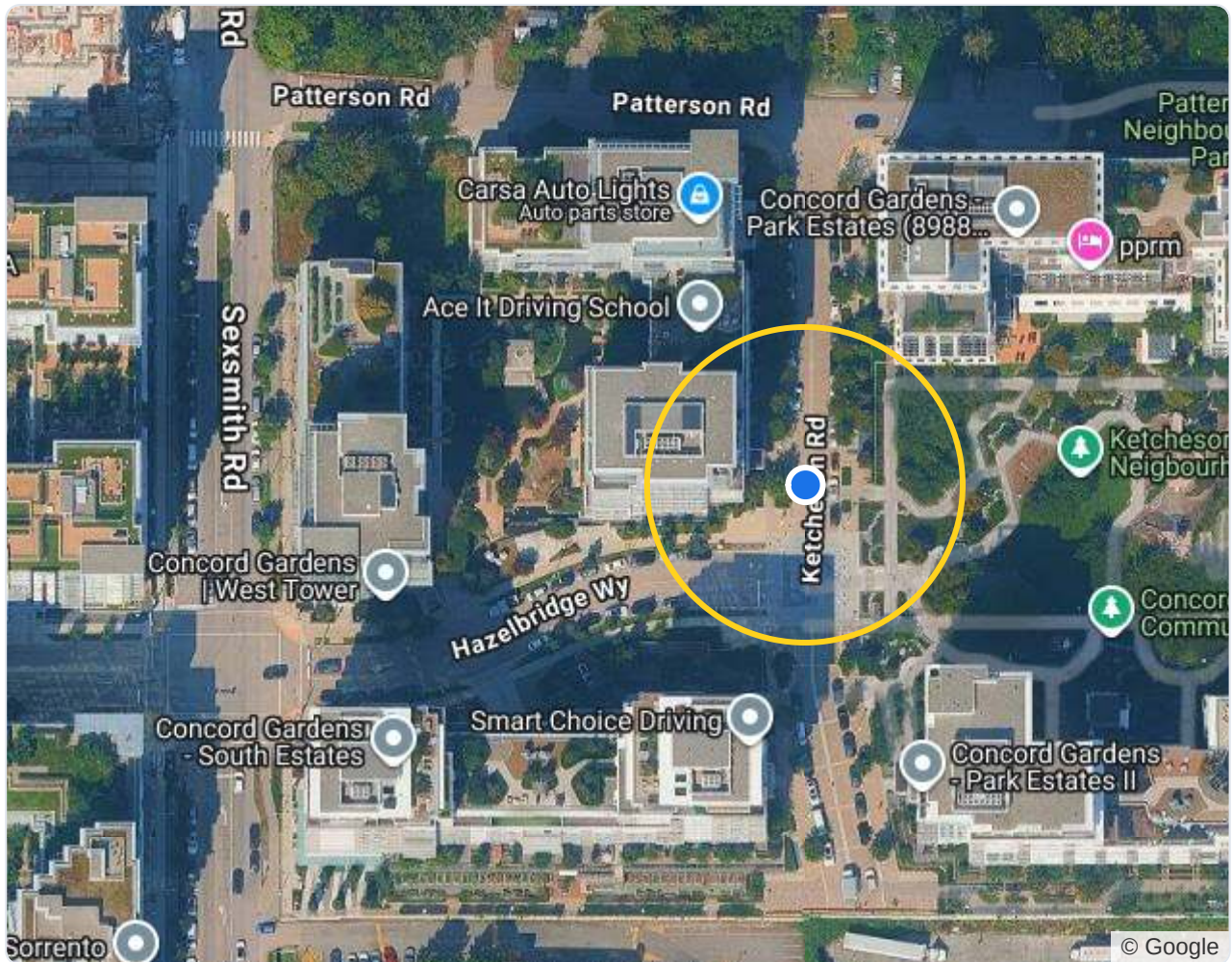
- |                     |                    |
|---------------------|--------------------|
| ✓ Club House        | ✓ Elevator         |
| ✓ Exercise Centre   | ✓ Garden           |
| ✓ In Suite Laundry  | ✓ Meeting Room     |
| ✓ Playground        | ✓ Pool; Indoor     |
| ✓ Rec Room          | ✓ Sauna/steam Room |
| ✓ Swirlpool/hot Tub |                    |

## Maintenance Fees Include

- |                  |             |
|------------------|-------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Gas            | ✓ Hot Water |
| ✓ Management     | ✓ Sewer     |
| ✓ Snow Removal   |             |



## Location



**Les Twarog**

RE/MAX Crest Realty · BC Condos & Homes Team

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