

BUILDING BROCHURE

SPRINGFIELD - 3171 SPRINGFIELD BUILDING

3171 Springfield Dr. · Richmond, BC V7E 1Y9 · Steveston North



1 FOR SALE
FROM \$854,900

3 SOLD · 12 MO
\$843,000-\$950,000



Unit Mix

3 Bedroom

14 units

1,326 – 1,406 sf

from \$711,000

For Sale in Springfield - 3171 Springfield Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$854,900	3 / 2	1388 sf	\$616	42 3151 SPRINGFIELD DRIVE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$843,000	3 / 2ba	1365 sf	\$618	2026-05-04
\$950,000	3 / 2ba	1362 sf	\$698	2026-03-11
\$940,000	3 / 2ba	1367 sf	\$688	2025-10-02
\$931,000	3 / 2ba	1352 sf	\$689	2025-01-29

Value & Financing

Price Positioning

\$616 /sq ft

Active listings here average **\$616/sf** vs **\$783/sf** across Steveston North.

21% below area average

Mortgage Snapshot

\$4,094 /mo

Entry price (from) **\$854,900**

20% down payment **\$170,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1974	LEVELS 2	SUITES 52	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN NWS152	

Overview

Springfield - 3171 Springfield Drive, Richmond, BC, V7E 1Y9, strata plan NWS152. This 2 level complex built in 1974 has 9 townhouses, also in the complex at 3051 (8 townhouses), 3111 (9 townhouses), 3151 (10 townhouses), 3071 (9 townhouses), 3211 (8 townhouses), 3231 (5 townhouses), 3251 (4 townhouses) Springfield Drive for a total of 62 units in the strata. Cozy up to the fireplace in the winter months enjoy the private yard deck out back in the summer. Take along leisure walks on the dyke, or have a fun day out at Gary Point or shop in Steveston Village, which are all minutes away. Convenient location and close to Seafair Mall, Steveston Village stores, dyke, public transit, Manoah Steves Elementary, Hugh Boyd Secondary School, John G Diefenbaker

Elementary, James Gilmore Elementary, Beth Tikvah Congregation & Centre, St. Joseph the Worker School, West Richmond Community Centre that has a soccer field, Countryside Recreation Centre. Complex also features 2 parking spots, storage, in-suite laundry, beautifully landscaped and private fenced-in backyard.

Crossroads are Springfield Gate and Springfield Drive.

Amenities & Features

- ✓ In Suite Laundry
- ✓ Storage

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management

Location





Les Twarog

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