

BUILDING BROCHURE

# SPRINGFIELD - 3211 SPRINGFIELD BUILDING

3211 Springfield Dr. · Richmond, BC V7E 1Y9 · Steveston North



Scan to view online



**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 - 3211 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 **\$784/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<br><b>1976</b> | LEVELS<br><b>2</b>                      | SUITES<br><b>59</b>          | CONSTRUCTION<br><b>Frame - Wood</b> |
| EXTERIOR<br><b>Stucco</b> | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>NWS152</b> |                                     |

## Overview

Springfield - 3211 Springfield Drive, Richmond, BC, V7E 1Y9, strata plan NWS152. This complex built in 1976 has 8 townhouses, also in the complex at 3051 (8 townhouses), 3111 (9 townhouses), 3151 (10 townhouses), 3171 (9 townhouses), 3071 (9 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

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✓ None

## Maintenance Fees Include

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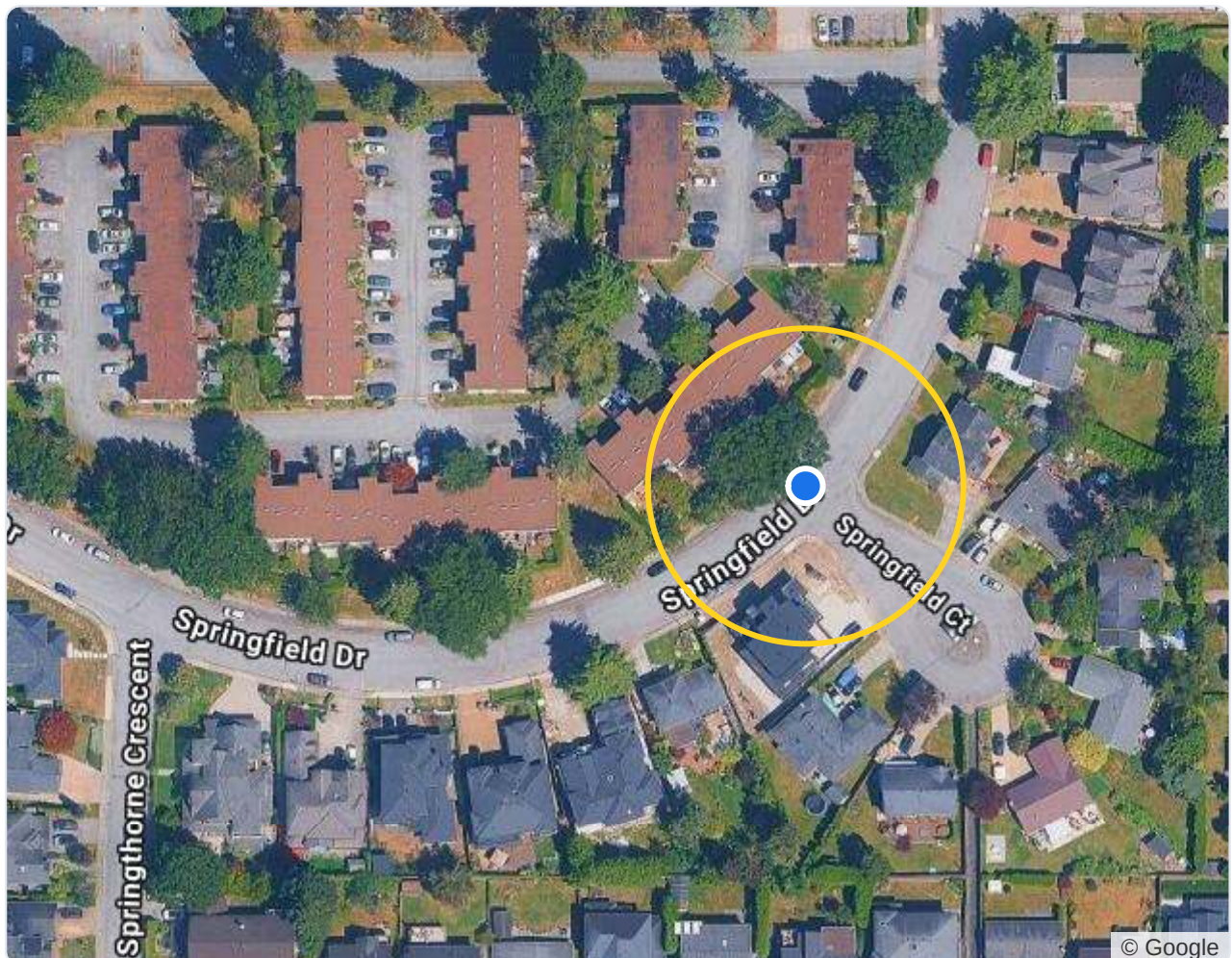
✓ Caretaker

✓ Gardening

✓ Management

## Location

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## Les Twarog

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