

BUILDING BROCHURE

CANOE PASS VILLAGE

3459 River Rd. · Delta, BC V4K 4Y9 · Ladner Rural



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6 FOR SALE
FROM \$649,000

1 SOLD · 12 MO
\$780,000–\$780,000


12-MO SOLD TREND
38.1

Unit Mix

2 Bedroom 8 units 1,231 – 1,906 sf from \$685,000	3 Bedroom 10 units 1,205 – 1,954 sf from \$565,000	4 Bedroom 1 unit 2,348 – 2,348 sf from \$825,000
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For Sale in CANOE PASS VILLAGE & Complex

6 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$888,800	2 / 2	1535 sf	\$579	28 3459 RIVER ROAD
\$825,000	4 / 2	2348 sf	\$351	5 3459 W RIVER ROAD
\$750,000	3 / 2	1514 sf	\$495	1 3459 W RIVER ROAD
\$734,000	2 / 2	1464 sf	\$501	13 3459 W RIVER ROAD
\$685,000	2 / 2	1231 sf	\$556	36 3459 W RIVER ROAD
\$649,000	3 / 2	1572 sf	\$413	14 3459 W RIVER ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$780,000	3 / 3ba	1602 sf	\$487	2026-04-09
\$960,000	3 / 2ba	1954 sf	\$491	2024-07-27
\$998,000	2 / 3ba	1906 sf	\$524	2024-06-26
\$1,250,000	3 / 2ba	1709 sf	\$731	2023-10-05

Value & Financing

Price Positioning \$483 /sq ft Active listings here average \$483/sf vs \$637/sf across Ladner Rural. 24% below area average	Mortgage Snapshot \$3,108 /mo Entry price (from) \$649,000 20% down payment \$129,800 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 1989	LEVELS 3	SUITES 45	CONSTRUCTION Frame - Wood
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Overview

Welcome to Canoe Pass Village. Canoe Pass Village is a 45-home strata residence located at 3459 River Road in Delta, in the Ladner Rural neighbourhood. Completed in 1989, it is registered under Strata Plan NWS2245 and held as Freehold Strata. It sits near the intersection of River Road & Westham Island Road.

Residents enjoy an array of amenities including none, garage single open visitor parking parking and electric heating.

Set in Ladner Rural, Delta, Canoe Pass Village offers garden, near golf course, marina, recreation and rural setting nearby. Explore floor plans, prices, availability, MLS listings and full building details on BCCondos.net.

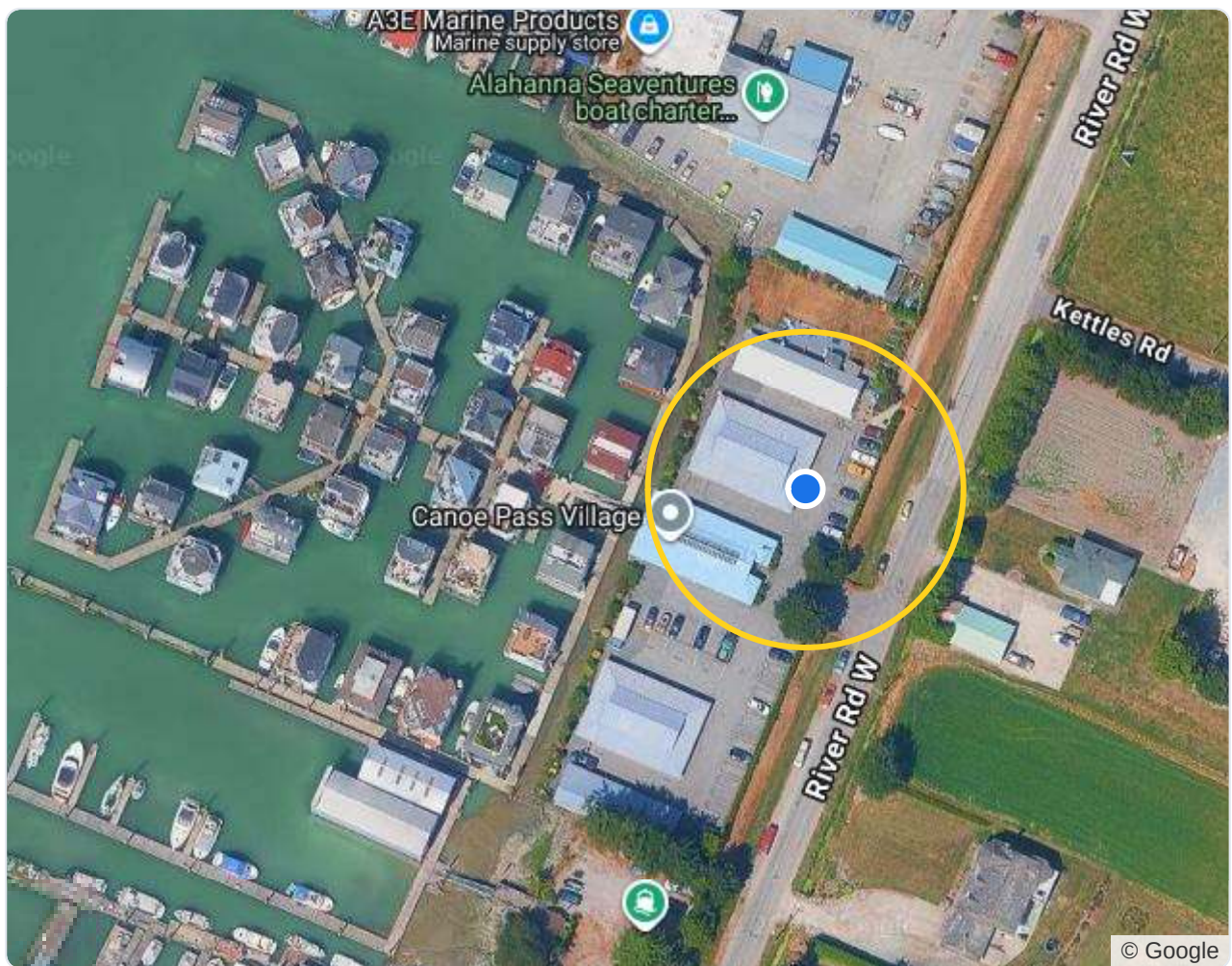
Amenities & Features

✓ None

Maintenance Fees Include

✓ Other

Location



Les Twarog

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604-671-7000 · les@6717000.com · bccondos.net



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