

BUILDING BROCHURE

RIVER WEST - 4753 RIVER BUILDING

4753 WEST River Rd. · Ladner, BC V4K 1R9 · Ladner Elementary



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2 FOR SALE
FROM \$635,000

2 SOLD · 12 MO
\$620,000-\$655,000


12-MO SOLD TREND
0.8

Unit Mix

1 Bedroom

1 unit
1,132 – 1,132 sf
from \$590,000

2 Bedroom

32 units
1,229 – 1,939 sf
from \$533,000

For Sale in River West - 4753 River Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$640,000	2 / 2	1392 sf	\$460	304 4753 W RIVER ROAD
\$635,000	2 / 2	1335 sf	\$476	108 4753 WEST RIVER ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$655,000	2 / 2ba	1268 sf	\$517	2026-05-26
\$620,000	2 / 2ba	1256 sf	\$494	2025-09-06
\$672,000	2 / 2ba	1265 sf	\$531	2025-09-04
\$830,000	2 / 2ba	1630 sf	\$509	2025-08-01

Value & Financing

Price Positioning

\$468 /sq ft

Active listings here average **\$468/sf** vs **\$690/sf** across Ladner Elementary.

32% below area average

Mortgage Snapshot

\$3,041 /mo

Entry price (from) **\$635,000**

20% down payment **\$127,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1990	LEVELS 3	SUITES 85	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN NWS3341	MANAGEMENT Wynford Strata Management

Overview

River West - 4753 River Road, Ladner, BC V4K 1R9, NWS3341 - located in West Ladner, near the water, at the crossroads of River Road and 47a Street. » Great location along the Waterfront & Ladner Marina. » River West is in a short walk to historic downtown and just minutes away from » Ladner Village where you can find everything that you need. London Drugs, Save On Foods and Safeway is on 48 Avenue that is within minutes from the development. Delta Secondary, Ladner Elementary, Port Guichon Elementary, Hawthorn Elementary, High Hopes Pre-school and Delta Christian school society are in the neighbourhood. There are a lot of restaurants within minutes of drive. Enjoy your dinner at ABC Country, Marco's Italian Bistro, Taverna Gorgona, La Belle Auberge, Ladner Ming Court or Maguro sushi. Lions Park and Chinese Theatre are close by. » The bus stops on 47a Avenue and 46a Street that are minutes away. The River West was built in 1991. It is a 3-building complex (4733, 4743 & 4753 River Road) with 85 three-level units. » The building is fully rainscreened, and has a vinyl exterior finish. » River West is an adult oriented complex with age restriction 19 and above. One pet is allowed. Rentals are not permitted. This complex has terrific amenities that include exercise facility, hot tub, sauna workshop, social room and huge storage. Beautifully landscaped grounds feature brick pathways, park benches and a water feature. Most homes offer spacious rooms, gas fireplace and 9' vaulted ceilings.

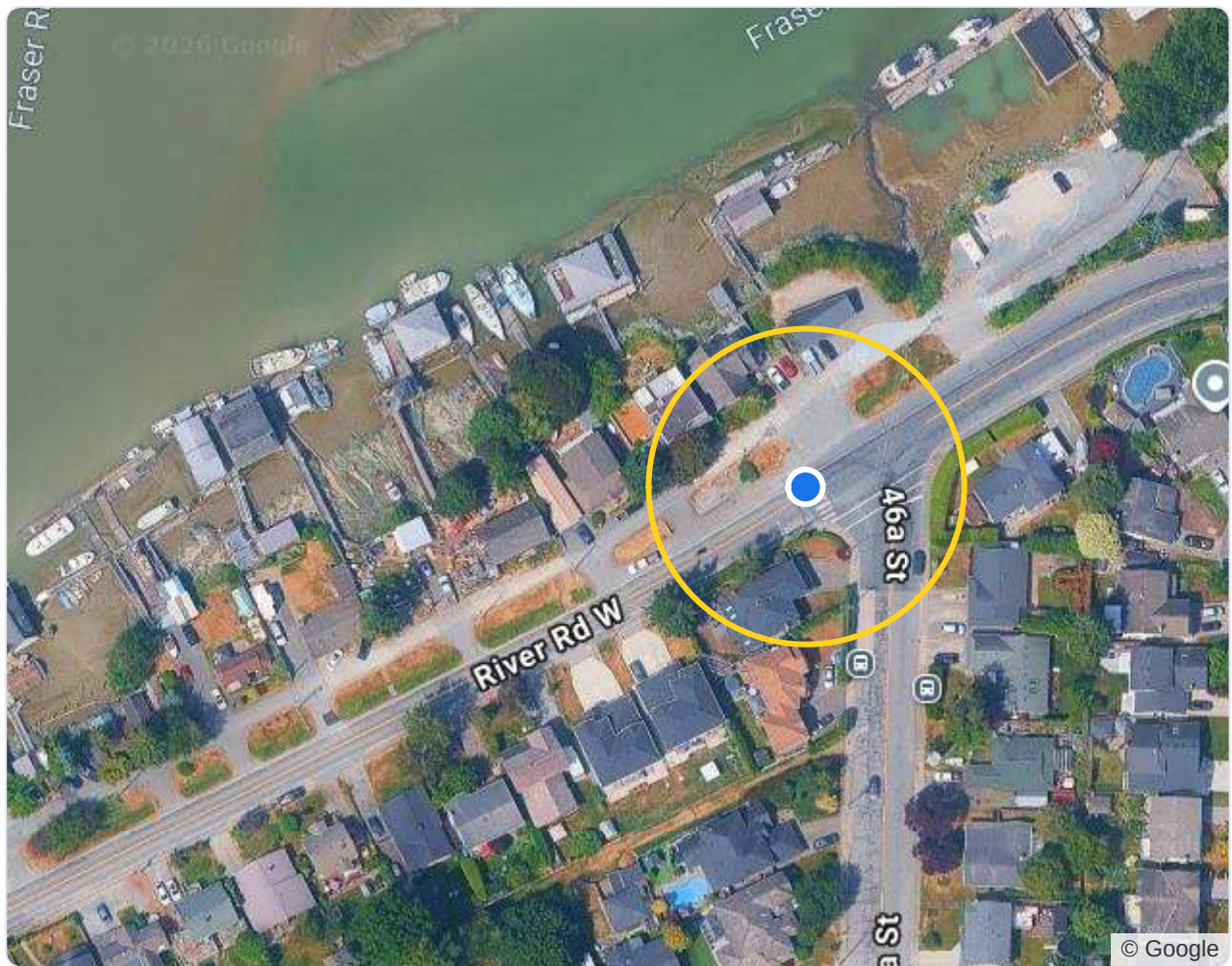
Amenities & Features

- | | |
|-------------------|---------------------|
| ✓ Club House | ✓ Elevator |
| ✓ Exercise Centre | ✓ Sauna/steam Room |
| ✓ Storage | ✓ Swirlpool/hot Tub |

Maintenance Fees Include

- | | |
|-----------------------|--------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Gas | ✓ Management |
| ✓ Recreation Facility | |

Location



Les Twarog

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