

BUILDING BROCHURE

LIONS PARK - 5113 GARDEN CITY BUILDING

5113 Garden City Rd. · Richmond, BC V6X 4H5 · Brighthouse



Scan to view online



8 FOR SALE
FROM \$509,000

4 SOLD · 12 MO
\$522,000-\$739,000

12-MO SOLD TREND
10.6

BC Condos & Homes Team
604-671-7000 | www.VancouverFloorPlans.com



Unit Mix

1 Bedroom 17 units 648 – 714 sf from \$499,000	2 Bedroom 47 units 836 – 1,008 sf from \$577,000	3 Bedroom 24 units 1,147 – 1,437 sf from \$719,000
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For Sale in Lions Park – 5113 Garden City Building & Complex

8 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$939,000	3 / 2	1252 sf	\$750	3106 5119 GARDEN CITY ROAD
\$868,000	3 / 3	1232 sf	\$705	5412 5111 GARDEN CITY ROAD
\$790,000	3 / 2	1192 sf	\$663	3306 5119 GARDEN CITY ROAD
\$769,000	2 / 2	1008 sf	\$763	1420 5115 GARDEN CITY ROAD
\$738,888	2 / 2	982 sf	\$752	1427 5133 GARDEN CITY ROAD
\$719,000	3 / 2	1216 sf	\$591	1104 5133 GARDEN CITY ROAD
\$638,000	2 / 2	868 sf	\$735	1108 5133 GARDEN CITY ROAD
\$509,000	1 / 1	685 sf	\$743	2309 5113 GARDEN CITY ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$739,000	3 / 2ba	1204 sf	\$614	2026-05-20
\$664,000	2 / 2ba	982 sf	\$676	2026-02-02
\$522,000	1 / 1ba	661 sf	\$790	2025-12-29
\$660,000	2 / 2ba	931 sf	\$709	2025-10-29

Value & Financing

Price Positioning

\$713 /sq ft

Active listings here average **\$713/sf** vs **\$829/sf** across Brighthouse.

14% below area average

Mortgage Snapshot

\$2,438 /mo

Entry price (from)	\$509,000
20% down payment	\$101,800
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2005	LEVELS 4	SUITES 345	CONSTRUCTION Frame - Wood
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN BCS721	DEVELOPER Polygon
MANAGEMENT First Service Residential			

Overview

Lions Park - 5113 Garden City Rd, Richmond, BC V6X 3X8. Strata No BCS 721. "Lions Park" built by Polygon located at the corner of Garden City Road and Alderbridge Way. Built in 2005. Four levels. Frame-wood construction. Pets and rentals allowed. Core of downtown in Richmond. Clubhouse incl. outdoor pool, theatre, billiard room, library & guest suites. Walking distance to Lansdowne Mall, Richmond Centre, Kwantlen College, restaurants & supermarket. Close to all transportation & Canada Line. Ideal for owners occupied or revenue. **إ»آ»ج**

Crossroads Cambie Rd and Alderbridge Way

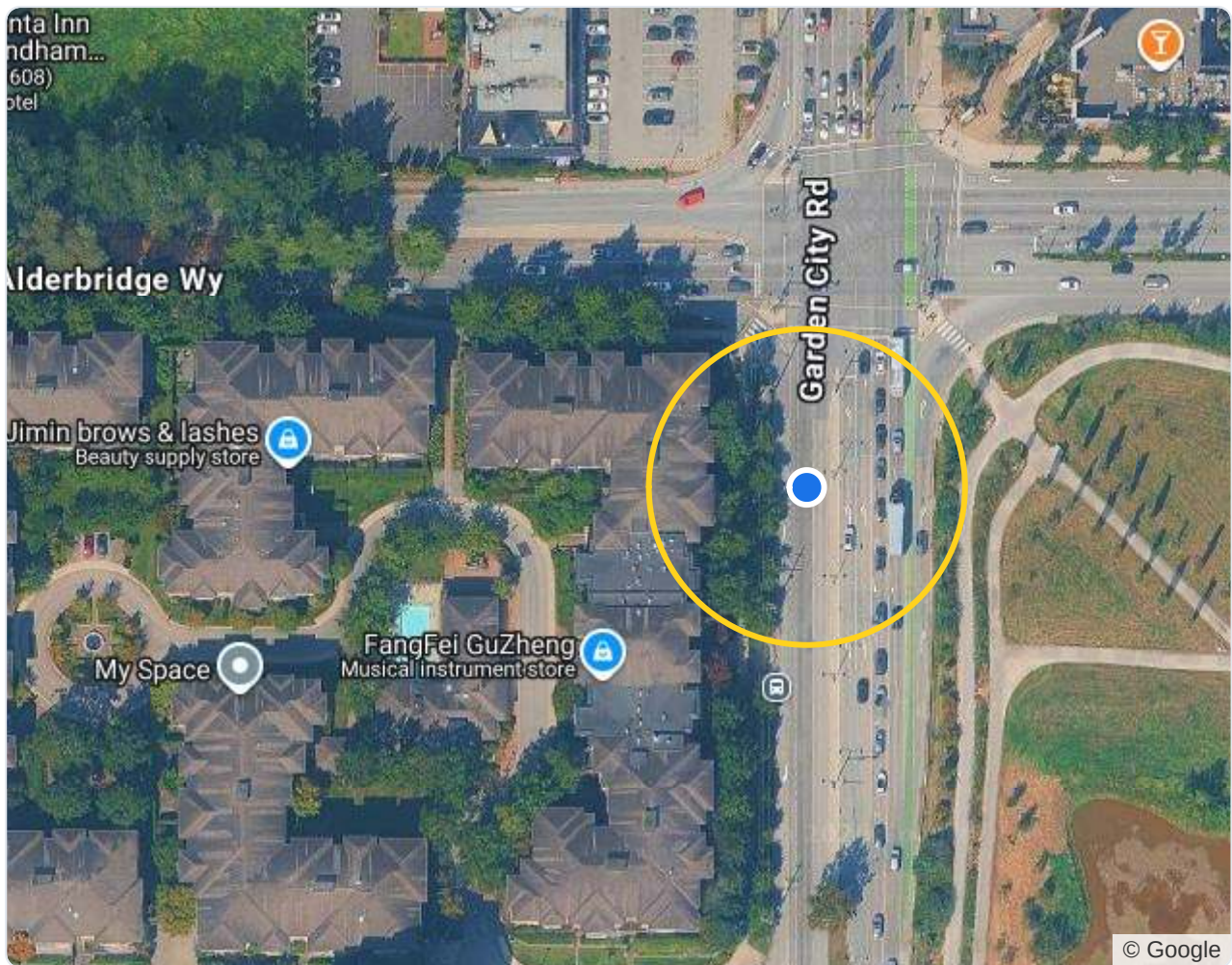
Amenities & Features

- ✓ Bike Room
- ✓ Exercise Centre
- ✓ Pool; Outdoor
- ✓ Club House
- ✓ Guest Suite
- ✓ Recreation Center

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Hot Water
- ✓ Recreation Facility
- ✓ Garbage Pickup
- ✓ Gas
- ✓ Management

Location



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RE/MAX Crest Realty · BC Condos & Homes Team

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