

BUILDING BROCHURE

LIONS PARK - 5115 GARDEN CITY BUILDING

5115 Garden City Rd. · Richmond, BC V6X 4H6 · Brighthouse



Scan to view online



8 FOR SALE
FROM \$509,000

4 SOLD · 12 MO
\$522,000-\$739,000



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

For Sale in Lions Park - 5115 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 2004	LEVELS 4	SUITES 345	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN BCS721	DEVELOPER Polygon

Overview

Lions Park - 5115 Garden City Rd, Richmond, BC V6X 4H6. Strata No BCS721. Built in 2004 by Polygon. Four levels. Two pets allowed. Rentals allowed. Development is located at the corner of Garden City Road and Alderbridge Way. Core of downtown in Richmond. Clubhouse includes 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. i»»i»»

Crossroads Cambie Rd and Alderbridge Wayi»»

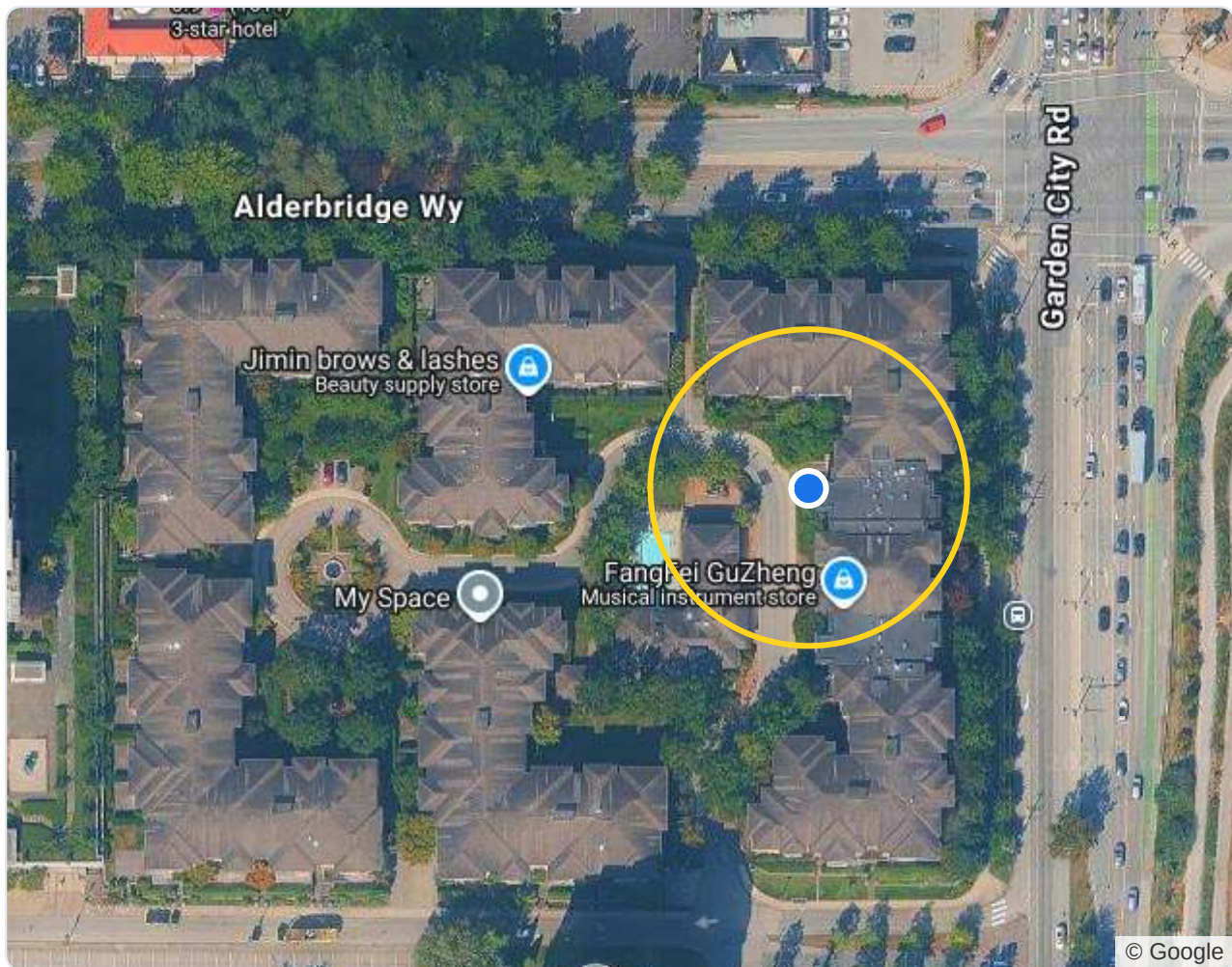
Amenities & Features

- | | |
|--------------------|-------------------|
| ✓ Club House | ✓ Exercise Centre |
| ✓ Garden | ✓ Guest Suite |
| ✓ In Suite Laundry | ✓ Pool; Outdoor |

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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