

BUILDING BROCHURE

RIVA - 5399 CEDARBRIDGE BUILDING

5399 Cedarbridge Way · Richmond, BC V6X 1Z9 · Brighthouse



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5 FOR SALE
FROM \$625,000

18 SOLD · 12 MO
\$476,280-\$735,000


12-MO SOLD TREND
-34.6

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



Unit Mix

1 Bedroom 22 units 505 – 732 sf from \$476,280	2 Bedroom 57 units 789 – 1,165 sf from \$620,000	3 Bedroom 6 units 1,080 – 1,195 sf from \$805,000
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For Sale in Riva - 5399 Cedarbridge Building & Complex

5 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$688,000	2 / 2	894 sf	\$770	222 5311 CEDARBRIDGE WAY
\$688,000	2 / 2	948 sf	\$726	317 5311 CEDARBRIDGE WAY
\$666,000	2 / 2	931 sf	\$715	321 5311 CEDARBRIDGE WAY
\$657,000	2 / 2	815 sf	\$806	602 5399 CEDARBRIDGE WAY
\$625,000	2 / 2	876 sf	\$713	719 5399 CEDARBRIDGE WAY

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$476,280	1 / 1ba	531 sf	\$897	2026-07-09
\$503,000	1 / 1ba	622 sf	\$809	2026-06-25
\$620,000	2 / 2ba	1007 sf	\$616	2026-06-13
\$625,000	2 / 2ba	918 sf	\$681	2026-06-10

Value & Financing

Price Positioning

\$746 /sq ft

Active listings here average **\$746/sf** vs **\$818/sf** across Brighthouse.

9% below area average

Mortgage Snapshot

\$2,993 /mo

Entry price (from) **\$625,000**

20% down payment **\$125,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2015	LEVELS 6	SUITES 659	CONSTRUCTION Frame - Wood
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EXTERIOR Glass	TITLE TO LAND Freehold Strata	STRATA PLAN EPS2420	DEVELOPER Onni Group Of Companies
ARCHITECT Yamamoto Architecture		MANAGEMENT Rancho Management Services (b.c.) Ltd.	

Overview

Riva 1 - 5399 Cedarbridge Way, Richmond, BC V6X 1Z9, Canada, 6 storeys, 143 units. Completed in 2015. Strata plan number EPS2420. Crossroads are Cedarbridge Way and Alderbridge Way. Riva is Richmond's best waterfront value. Modern finishings include oak hardwood flooring, soft-close wood cabinetry, premium stainless steel appliances and forced air heating and cooling for year-round comfort. Design consulted by Sherman tai, Feng Shui master. Stay active close to home with 12,000 sq ft of private amenity space featuring a fitness centre, yoga room, indoor pool with hot tub and sauna and more. Built by award-winning Onni Group. Architecture by Yamamoto Architects. Maintenance fees includes electricity, garbage pickup, gardening, hot water and recreation facility.

Nearby parks include Minoru Park Lakes, Minoru Park and Brighthouse Park. The closest schools are Archibald Blair Elementary School, Henry Anderson Elementary, A.R. MacNeill Secondary School, Samuel Brighthouse Elementary, Richmond Secondary School and BCIT Aerospace and Technology Campus (ATC). Nearby grocery stores are T&T, Bunge Canada, Real Canadian Superstore and Izumiya Japanese Marketplace.

Other buildings in complex: Riva 2 - 5311 CEDARBRIDGE WAY, Riva 3 - 7008 River PARKWAY

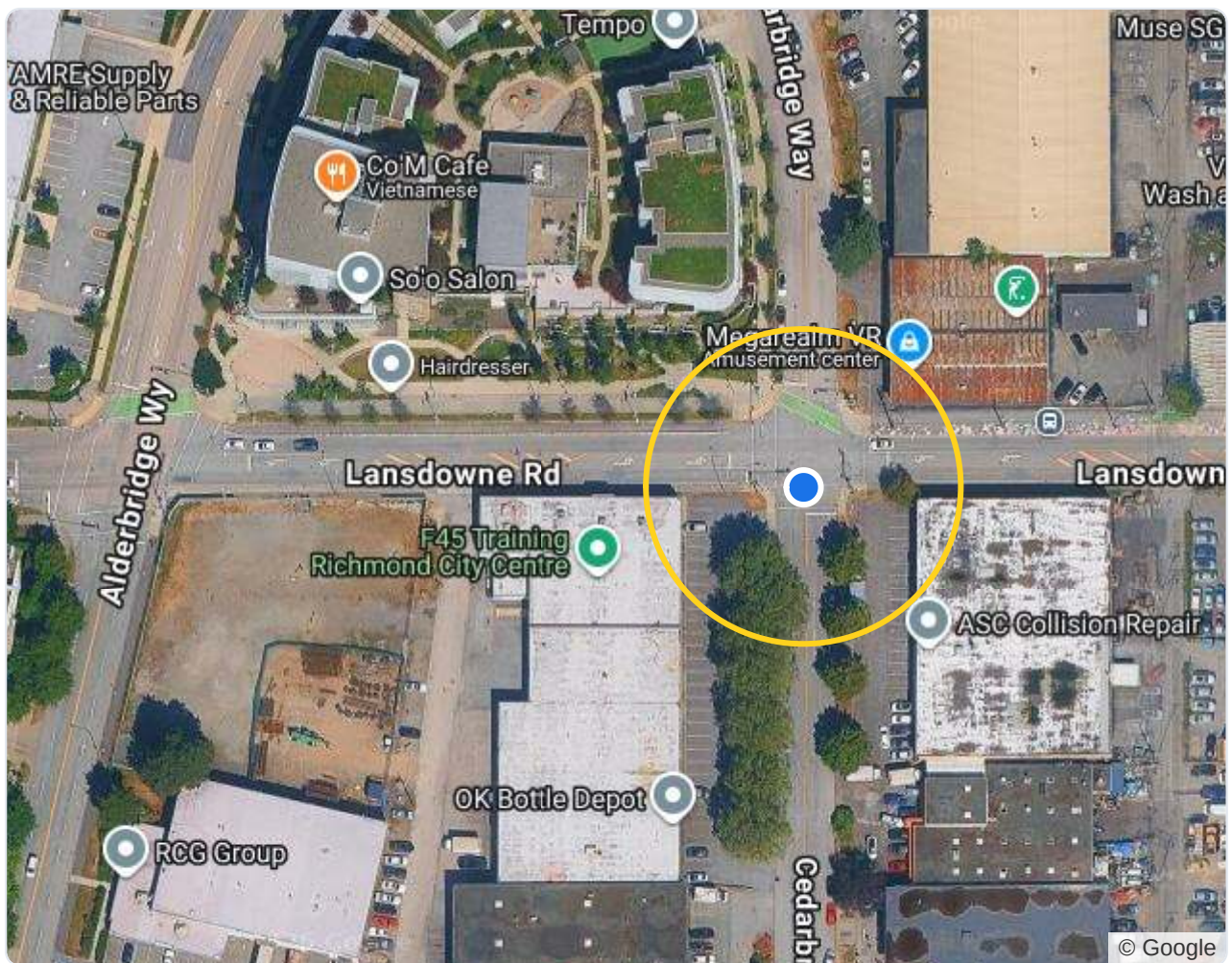
Amenities & Features

- | | |
|---------------------|--------------------|
| ✓ Air Cond./central | ✓ Club House |
| ✓ Exercise Centre | ✓ In Suite Laundry |
| ✓ Playground | ✓ Pool; Indoor |
| ✓ Rec Room | ✓ Sauna/steam Room |

Maintenance Fees Include

- | | |
|-----------------------|------------------|
| ✓ Electricity | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Hot Water |
| ✓ Recreation Facility | |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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Book a Viewing
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