

BUILDING BROCHURE

REGENCY VILLA - 5488 ARCADIA BUILDING

5488 Arcadia Rd. · Richmond, BC V6X 2H1 · Brighthouse



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3 FOR SALE
FROM \$539,000

3 SOLD · 12 MO
\$410,000-\$643,000


12-MO SOLD TREND
-11.3

Unit Mix

1 Bedroom

4 units
817 – 851 sf
from \$410,000

2 Bedroom

22 units
831 – 1,346 sf
from \$450,000

3 Bedroom

1 unit
1,291 – 1,291 sf
from \$683,000

For Sale in Regency Villa - 5488 Arcadia Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$720,000	2 / 2	1237 sf	\$582	311 5500 ARCADIA ROAD
\$599,000	2 / 2	1041 sf	\$575	121 5500 ARCADIA ROAD
\$539,000	2 / 2	1031 sf	\$523	220 5500 ARCADIA ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$410,000	1 / 1ba	820 sf	\$500	2026-02-23
\$555,000	2 / 2ba	1118 sf	\$496	2026-02-22
\$643,000	2 / 2ba	1087 sf	\$592	2025-10-04
\$530,000	2 / 2ba	846 sf	\$626	2025-04-10

Value & Financing

Price Positioning

\$560 /sq ft

Active listings here average **\$560/sf** vs **\$825/sf** across Brighthouse.

32% below area average

Mortgage Snapshot

\$2,581 /mo

Entry price (from)	\$539,000
20% down payment	\$107,800
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 97	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN NWS3058	MANAGEMENT Dorset Realty

Overview

Regency Villa - 5488 Arcadia Road, Richmond, BC V6X 2H1, Canada. Strata Plan NWS3058. Built in 1990. Three levels. 97 units in Strata and Development. Maintenance fee includes caretaker, garbage pickup, gas, gardening and management. Located 2 blocks to Canada Line station (Lansdowne), walk to Kwantlen University, Lansdowne Mall and public market. The complex was Rain-screened in 2003 with 10 years remaining warranty. This complex consists of 30 units at 5488

and 67 units at 5500 Arcadia. Very well maintained with low strata fees. Great central location, just steps to Save-on Foods and Price Smart, Rd #3 shopping. Restaurants such as Boston Pizza, Earls, Cactus Club, Dinesty Chinese etc are in the neighbourhood.

Crossroads Westminster Hwy and Aldebridge Way

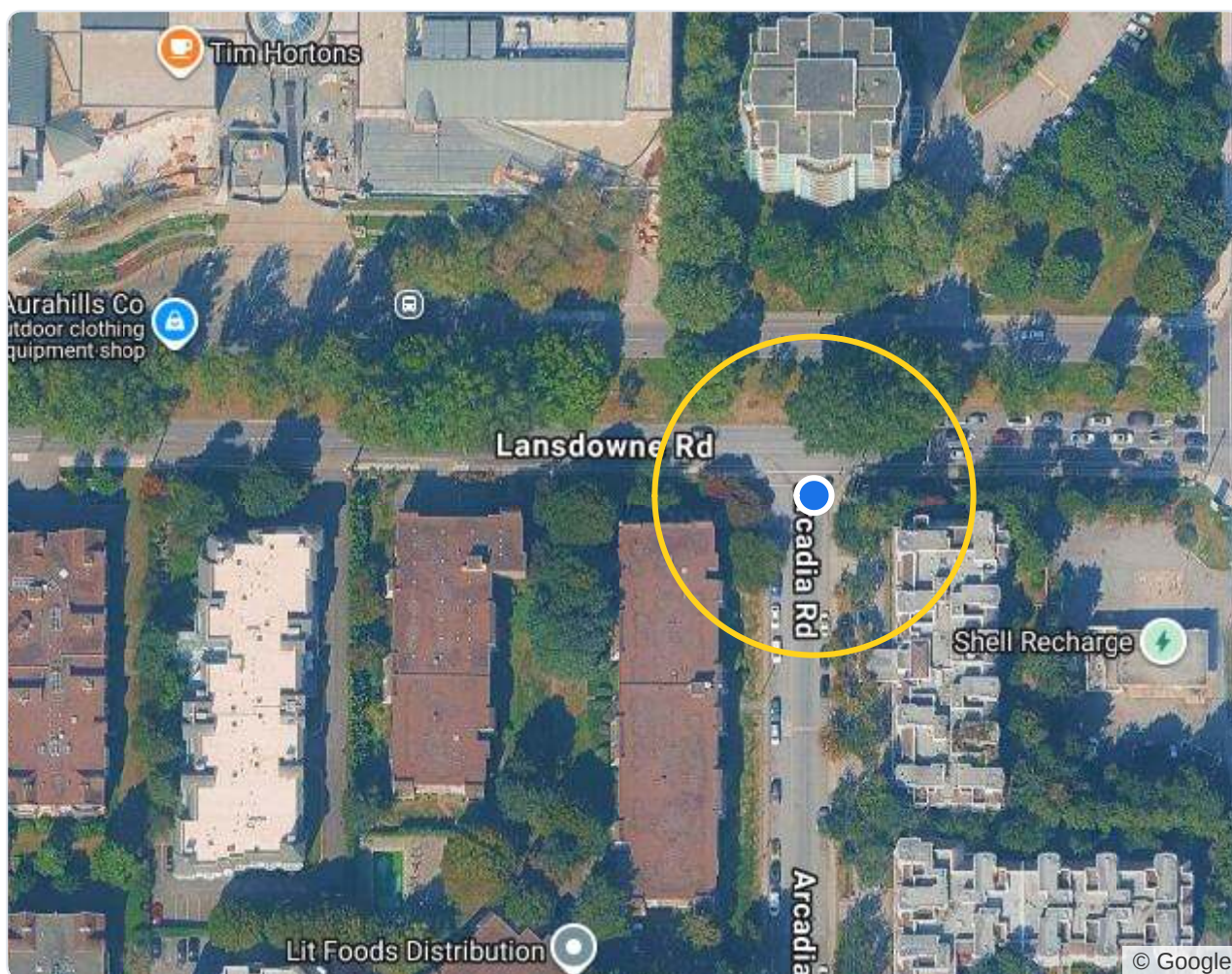
Amenities & Features

- ✓ In Suite Laundry
- ✓ Storage

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Management
- ✓ Garbage Pickup
- ✓ Gas

Location





Les Twarog

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