

FRASER VIEW PARK

58 Richmond St. · New Westminster, BC V3L 5P2 · Fraserview NW



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1 FOR SALE
FROM \$1,199,900

1 SOLD · 12 MO
\$1,200,000–\$1,200,000

12-MO SOLD TREND
54.8

Unit Mix

2 Bedroom

1 unit
1,553 – 1,553 sf
from \$822,000

3 Bedroom

6 units
1,606 – 2,704 sf
from \$775,000

4 Bedroom

1 unit
2,498 – 2,498 sf
from \$1,200,000

For Sale in Fraser View Park & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,199,900	3 / 4	2302 sf	\$521	6 58 RICHMOND STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,200,000	4 / 4ba	2498 sf	\$480	2026-02-16
\$1,150,000	3 / 3ba	2704 sf	\$425	2025-08-15
\$1,150,000	3 / 4ba	2570 sf	\$447	2025-04-03
\$1,055,000	3 / 2ba	1879 sf	\$561	2025-01-15

Value & Financing

Price Positioning

\$521 /sq ft

Active listings here average **\$521/sf** vs **\$712/sf** across Fraserview NW.

27% below area average

Mortgage Snapshot

\$5,747 /mo

Entry price (from) **\$1,199,900**

20% down payment **\$239,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1989	SUITES 22	CONSTRUCTION Frame - Wood	EXTERIOR Brick
TITLE TO LAND Freehold Strata	STRATA PLAN NWS3000	MANAGEMENT Falls Resort Management Inc.	

Overview

Fraserview Park - 58 Richmond Street New Westminster, BC V3L 5P2, NWS3000 - Located in the popular neighbourhood of Fraserview in New Westminster on the corner of Richmond Street and Miner Street. This is a convenient location that is close to transit, Royal City Shopping Centre, Queens Park, restaurants, coffee shops, medical services, schools at all levels including Douglas College, recreation and more! Direct access to highways allows an easy commute to surrounding destinations including Richmond, Surrey and downtown Vancouver. Fraserview Park offers 22 luxury townhomes built in 1989 that are self-managed. Most homes feature two levels, spacious

floor plans, cozy gas fireplace, plenty of storage space, an enclosed solarium, private backyards and double garages. This is a well maintained complex with recent updates including a newer roof. Fraserview Park offers many amenities for residents to enjoy including an indoor pool, exercise room, party room, manicured garden areas and visitor parking. This is a multiple address complex that includes 2 units on 50 Richmond Street, 8 units of 52 Richmond Street, 2 units on 54 Richmond Street, 3 units on 56 Richmond Street and 7 units on 58 Richmond Street. This is a quite, adult oriented community that offers spacious tonwhome living in a popular area in New Westminster!

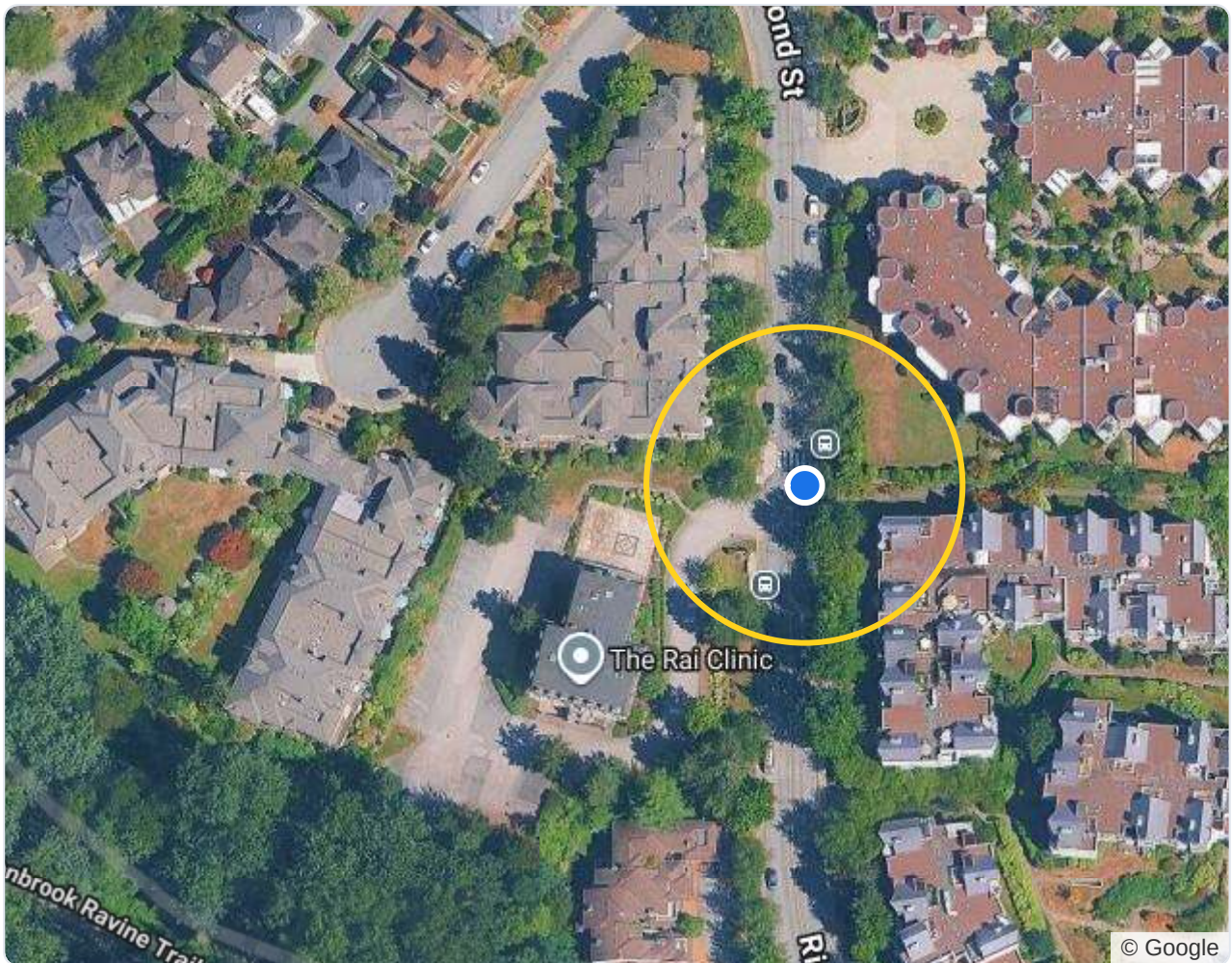
Amenities & Features

- | | |
|---------------------|---------------------|
| ✓ Club House | ✓ Exercise Centre |
| ✓ In Suite Laundry | ✓ Pool; Indoor |
| ✓ Recreation Center | ✓ Swirlpool/hot Tub |

Maintenance Fees Include

- | | |
|------------------|-------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Management | |

Location



Les Twarog

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