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1 FOR SALE
FROM \$948,000

1 SOLD · 12 MO
\$1,093,000–\$1,093,000



Unit Mix

3 Bedroom

10 units
1,157 – 1,403 sf
from \$838,000

4 Bedroom

3 units
1,324 – 1,330 sf
from \$940,000

For Sale in LIVIA & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$948,000	3 / 3	1157 sf	\$819	5 6331 NO. 4 ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,093,000	4 / 3ba	1324 sf	\$826	2026-02-12
\$1,138,000	3 / 3ba	1243 sf	\$916	2024-01-28
\$1,110,000	3 / 3ba	1332 sf	\$833	2022-12-22
\$1,158,000	4 / 3ba	1330 sf	\$871	2022-10-28

Value & Financing

Price Positioning

\$819 /sq ft

Active listings here average **\$819/sf** vs **\$731/sf** across McLennan North.

12% above area average

Mortgage Snapshot

\$4,540 /mo

Entry price (from)	\$948,000
20% down payment	\$189,600
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2015	LEVELS 3	SUITES 26	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN EPS2991	

Overview

Welcome to Livia. Livia is a boutique 26-home strata residence located at 6331 No. 4 Road in Richmond, in the McLennan North neighbourhood. Completed in 2015, it is registered under Strata Plan EPS2991 and held as Freehold Strata. It sits near the intersection of No. 4 Road & Rekis Avenue.

Residents enjoy an array of amenities including garden and in-suite laundry, garage double parking and natural gas / radiant heating.

Set in McLennan North, Richmond, Livia offers a central location, recreation and shopping nearby. Explore floor plans, prices, availability, MLS listings and full building details on BCCondos.net.

Amenities & Features

- ✓ Garden
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management
- ✓ Snow Removal

Location



Les Twarog

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