

BUILDING BROCHURE

ALDER VISTA - 6333 ALDER BUILDING

6333 Alder St. · Richmond, BC V6Y 0G4 · McLennan North



Scan to view online



1 FOR SALE
FROM \$1,099,000

12-MO SOLD TREND
42.3

Unit Mix

3 Bedroom

4 units
1,237 – 1,416 sf
from \$860,000

4 Bedroom

4 units
1,350 – 1,528 sf
from \$880,000

For Sale in Alder Vista - 6333 Alder Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,099,000	4 / 3	1350 sf	\$814	5 6333 ALDER STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,252,000	4 / 3ba	1389 sf	\$901	2024-04-28
\$1,220,000	4 / 3ba	1528 sf	\$798	2023-07-10
\$1,180,000	3 / 3ba	1237 sf	\$954	2023-02-21
\$1,408,000	3 / 3ba	1370 sf	\$1,028	2022-03-09

Value & Financing

Price Positioning

\$814 /sq ft

Active listings here average **\$814/sf** vs **\$797/sf** across McLennan North.

2% above area average

Mortgage Snapshot

\$5,263 /mo

Entry price (from) **\$1,099,000**

20% down payment **\$219,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2014	LEVELS 3	SUITES 35	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN EPS2000	

Overview

Welcome to Alder Vista. Alder Vista is a 35-home strata residence located at 6333 Alder Street in Richmond, in the McLennan North neighbourhood. Completed in 2014, it is registered under Strata Plan EPS2000 and held as Freehold Strata. It sits near the intersection of Alder Street & Ferndale Road.

Residents enjoy an array of amenities including garden, in-suite laundry and playground, grge/double tandem parking and baseboard / electric heating.

Set in McLennan North, Richmond, Alder Vista offers a central location, greenbelt, private yard, recreation, rural setting and shopping nearby. Explore floor plans, prices, availability, MLS listings and full building details on BCCondos.net.

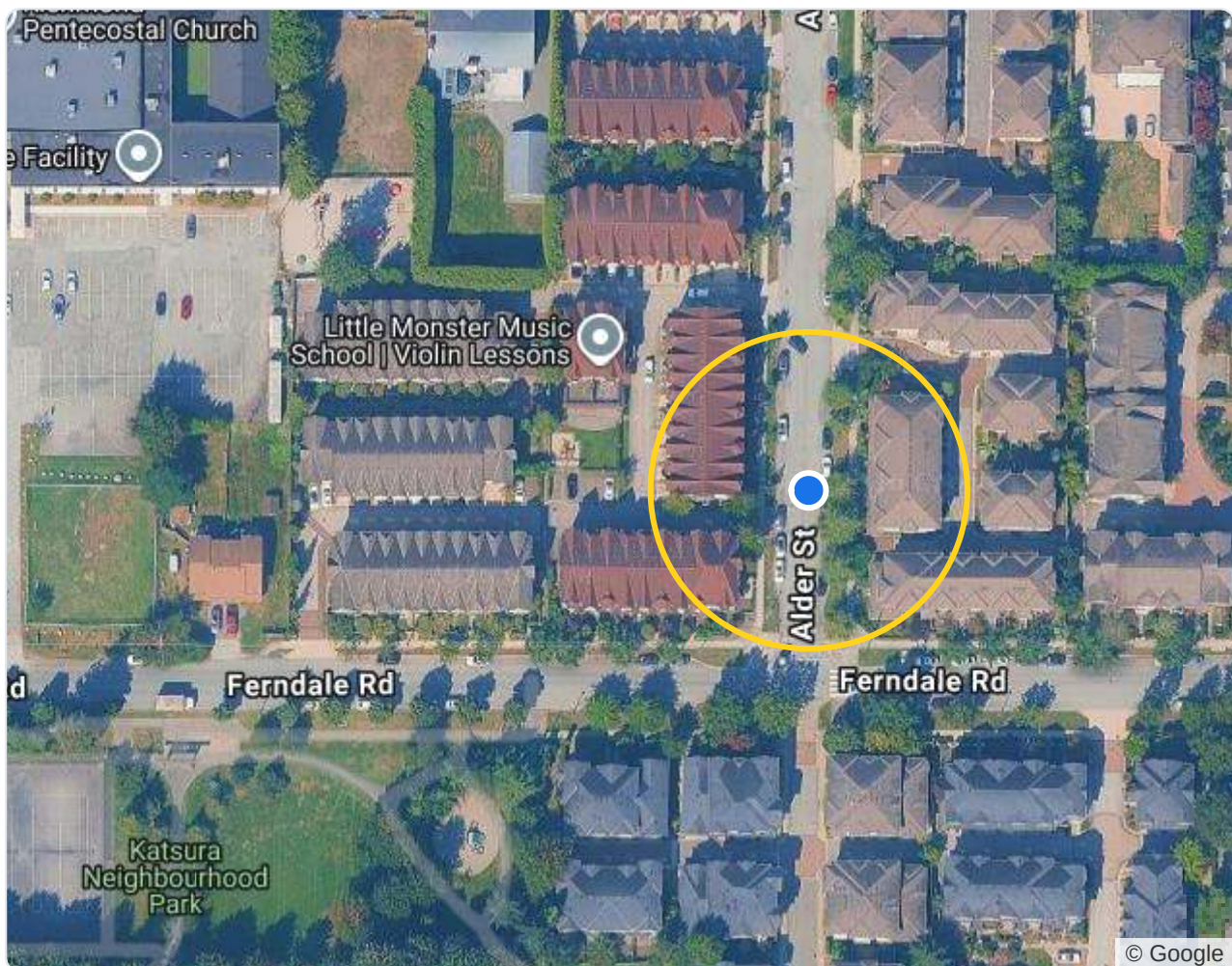
Amenities & Features

- ✓ Garden
- ✓ In Suite Laundry
- ✓ Playground

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty • BC Condos & Homes Team

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