

BUILDING BROCHURE

PRINCESS LANE AT LONDON LANDING - 6431 PRINCESS BUILDING

6431 Princess Ln. · Richmond, BC V7E 6T3 · Steveston South



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2 FOR SALE
FROM \$928,000

4 SOLD · 12 MO
\$825,000-\$1,455,000


12-MO SOLD TREND
-32.7

Unit Mix

2 Bedroom 24 units 1,007 – 1,297 sf from \$740,000	3 Bedroom 15 units 1,142 – 2,233 sf from \$790,000	4 Bedroom 2 units 2,376 – 2,712 sf from \$1,570,000
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For Sale in Princess Lane At London Landing - 6431 Princess Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,117,500	3 / 3	1283 sf	\$871	25 6431 PRINCESS LANE
\$928,000	2 / 3	1080 sf	\$859	52 6300 LONDON ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$825,000	2 / 3ba	1297 sf	\$636	2026-03-22
\$1,455,000	3 / 3ba	2014 sf	\$722	2026-03-03
\$837,000	2 / 3ba	1282 sf	\$653	2026-02-25
\$922,000	3 / 3ba	1176 sf	\$784	2025-10-20

Value & Financing

Price Positioning \$865 /sq ft Active listings here average \$865/sf vs \$857/sf across Steveston South. In line with the area	Mortgage Snapshot \$4,444 /mo Entry price (from) \$928,000 20% down payment \$185,600 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 2005	LEVELS 1	SUITES 16	CONSTRUCTION Frame - Wood
EXTERIOR Other	TITLE TO LAND Freehold Strata	STRATA PLAN BCS1023	MANAGEMENT Bower Property Management Inc

Overview

McKinney Crossing at 6431 Princess Ln is located in the sought after London Landing development. Steps away from the river dyke and short stroll from Steveston Village. Some units have views of Mt. Baker. The complex features 83 units with 67 units at 6300 London Rd, 7 townhouse units at 6431 Princess Lane and 9 townhouse units at 13160 Princess St. Walk to the restaurants: Blackberry Bistro, Diplomat Bakery, Village sushi. The Pilates Group, Homma Elementary, Shinnka Martial Arts, Curves are minutes away.

Crossroads No.2 Rd and Dyke Rd

Amenities & Features

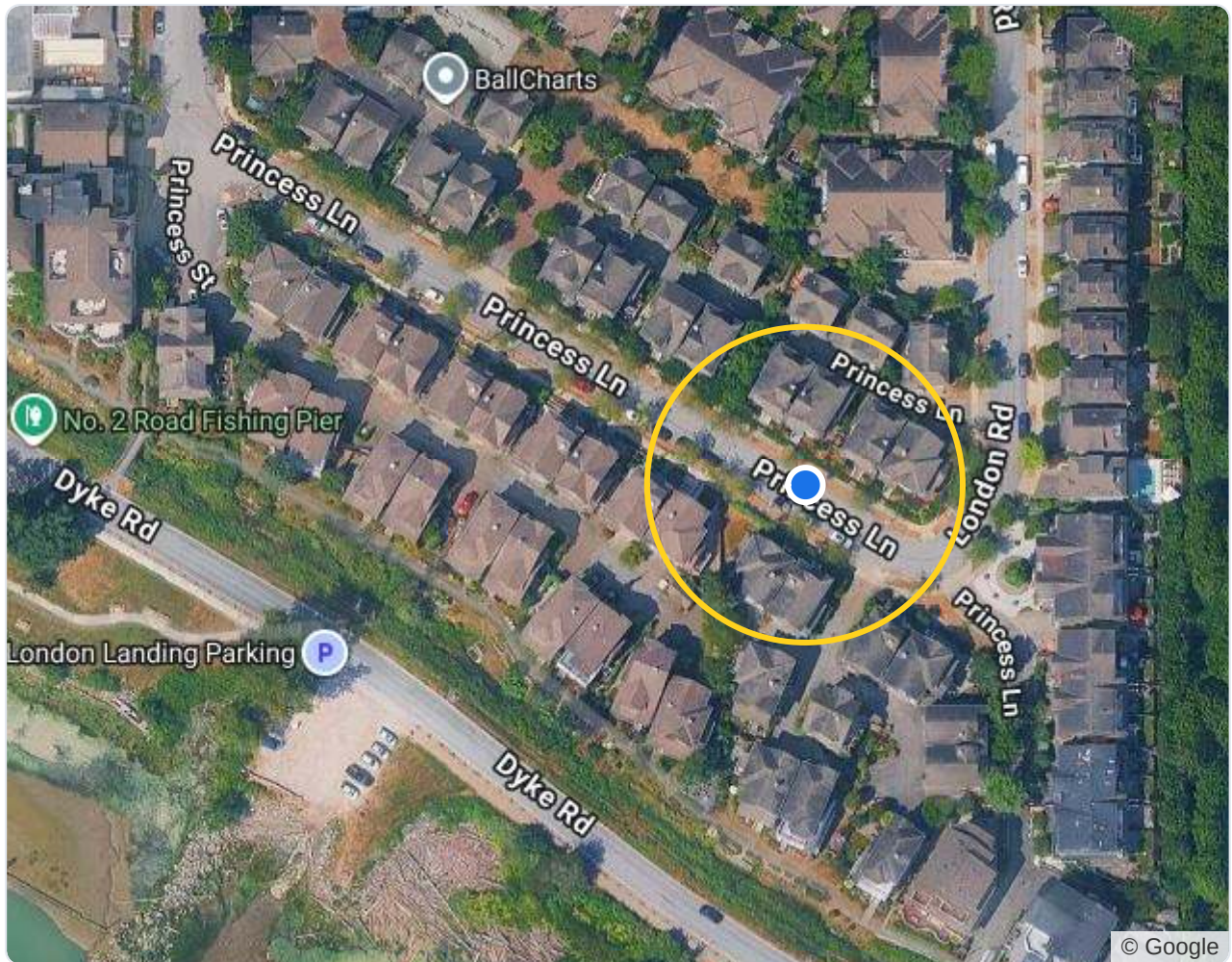
✓ In Suite Laundry

Maintenance Fees Include

✓ Gardening
✓ Other

✓ Management

Location



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RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



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