

BUILDING BROCHURE

PARK AVENUE - 6771 COONEY BUILDING

6771 Cooney Rd. · Richmond, BC V6Y 2J9 · Brighthouse



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1 FOR SALE
FROM \$680,000

Unit Mix

2 Bedroom

1 unit
1,093 – 1,093 sf
from \$680,000

3 Bedroom

1 unit
1,592 – 1,592 sf
from \$884,500

For Sale in Park Avenue - 6771 Cooney Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$680,000	2 / 2	1093 sf	\$622	3 6771 COONEY ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$884,500	3 / 3ba	1592 sf	\$556	2021-05-20

Value & Financing

Price Positioning

\$622 /sq ft

Active listings here average **\$622/sf** vs **\$812/sf** across Brighthouse.

23% below area average

Mortgage Snapshot

\$3,257 /mo

Entry price (from) **\$680,000**

20% down payment **\$136,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1984	LEVELS 2	SUITES 10	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN NWS1871	MANAGEMENT Century 21 Prudential Estates (rmd) Ltd.

Overview

Park Avenue - 6771 Cooney Rd, Richmond, BC V6Y 2G9. Strata No NWS1871. Built in 1984. Two levels. Frame-wood construction. This well run complex has made numerous upgrades over the years including new landscaping, new exterior paint, newer roof, new gutter and soffits, new double-glazed vinyl window, and new fences. The complex is located in the heart of Richmond close to the Canada Line Brighthouse skytrain station. Enjoy the heartbeat of this neighborhood where everything is close by. You can enjoy a casual bistro lunch with friends or an elegant night out featuring a world-class cuisine. Shop locally for the freshest products at Richmond public market. Find the world's fashion and styles at Richmond Centre, Lansdowne Mall and Aberdeen Mall. Get anywhere by using Canada Line that quickly connects you to Vancouver and the Airport.

Crossroads Granville Ave and Westminster Highway.

Amenities & Features

✓ In Suite Laundry

Maintenance Fees Include

✓ Garbage Pickup

✓ Gardening

✓ Other

Location



Les Twarog

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



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