

BUILDING BROCHURE

WELLINGTON COURT - 7233 HEATHER BUILDING

7233 Heather St. · Richmond, BC V6Y 4J8 · McLennan North



Scan to view online



3 FOR SALE
FROM \$1,199,000

1 SOLD · 12 MO
\$1,318,000-\$1,318,000



Unit Mix

3 Bedroom

8 units
1,506 – 1,648 sf
from \$960,000

4 Bedroom

13 units
1,715 – 2,043 sf
from \$1,120,000

For Sale in Wellington Court - 7233 Heather Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,299,000	4 / 4	1846 sf	\$704	44 7233 HEATHER STREET
\$1,249,900	4 / 4	1760 sf	\$710	45 7233 HEATHER STREET
\$1,199,000	4 / 4	1840 sf	\$652	44 7233 HEATHER STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,318,000	4 / 4ba	1764 sf	\$747	2025-09-09
\$1,280,000	3 / 3ba	1606 sf	\$797	2025-05-31
\$1,333,000	3 / 3ba	1631 sf	\$817	2024-12-30
\$1,450,000	3 / 3ba	1629 sf	\$890	2024-02-07

Value & Financing

Price Positioning

\$688 /sq ft

Active listings here average **\$688/sf** vs **\$811/sf** across McLennan North.

15% below area average

Mortgage Snapshot

\$5,742 /mo

Entry price (from)	\$1,199,000
20% down payment	\$239,800
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2004	LEVELS 3	SUITES 54	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN BCS802	DEVELOPER Polygon

Overview

Wellington Court - 7233 Heather Street, Richmond, BC, V6Y 2P6, strata plan BCS802. This 3-storey complex has 54 units in the strata and it was built by Polygon in 2004. Maintenance fee includes garbage pickup, gardening and management. Complex features open floor plan, playground, in-suite laundry, garden area, double side-by-side garage, fireplace and 9 ft ceiling. It is also located close to Richmond City Hall, Richmond Hospital, Richmond Public Library, to all

type of medical services and recreation facilities. Direct access to Granville Avenue and other major routes allows an easy commute to surrounding destinations including Vancouver, Burnaby and New Westminster. Complex is in a minute walk to General Currie Elementary School and Lansdowne Murdoch Daycare, close to Richmond Secondary School, Kwantlen Polytechnic University, Brighthouse and Minoru parks, Richmond Museum, Minoru Aquatic Centre, Richmond and Lansdowne Shopping Centres, Value Village and a wide variety of ethnic restaurants including Pho Lan Beef Noodle Soup, Bamboo Grove, Spicy Schezuan, Legends Pub, Daimasu, Pearl Castle and many others»ع.آ»عآ»ع

Crossroads are Granville Avenue and Garden City Road.

Amenities & Features

✓ None

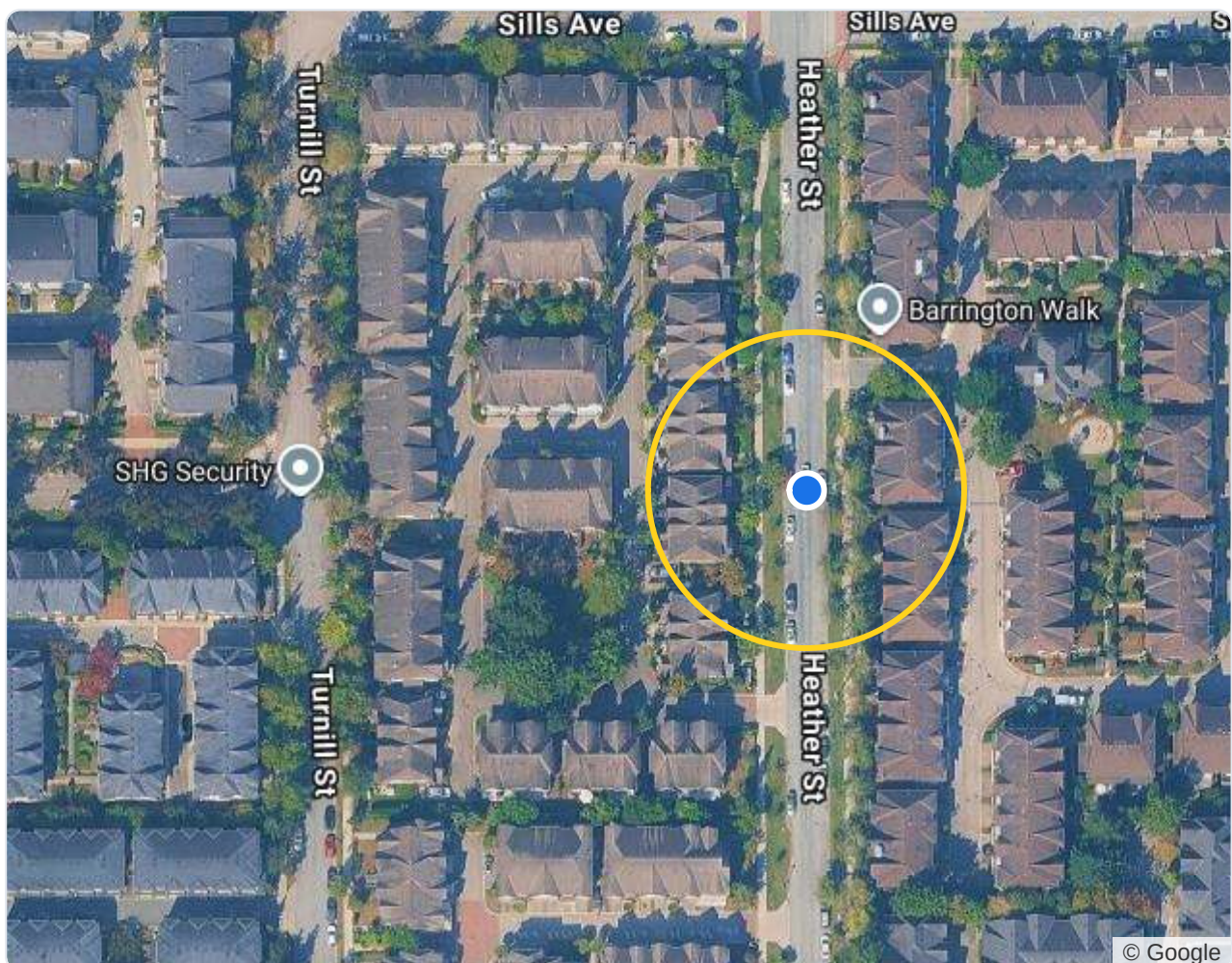
Maintenance Fees Include

✓ Garbage Pickup

✓ Gardening

✓ Management

Location





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