

BUILDING BROCHURE

WOODRIDGE ESTATES - 7471 MINORU BUILDING

7471 Minoru Blvd. · Richmond, BC V6Y 1Z3 · Brighthouse South



3 FOR SALE
FROM \$419,900

4 SOLD · 12 MO
\$315,000-\$420,000


12-MO SOLD TREND
-32.9

Unit Mix

1 Bedroom

13 units

661 – 796 sf

from \$315,000

2 Bedroom

42 units

847 – 976 sf

from \$385,000

For Sale in Woodridge Estates - 7471 Minoru Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$449,000	2 / 1	925 sf	\$485	125 7431 MINORU BOULEVARD
\$422,800	2 / 1	922 sf	\$459	301 7411 MINORU BOULEVARD
\$419,900	2 / 1	973 sf	\$432	249 7471 MINORU BOULEVARD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$410,000	2 / 1ba	955 sf	\$429	2026-08-11
\$315,000	1 / 1ba	665 sf	\$474	2026-08-04
\$399,000	2 / 1ba	883 sf	\$452	2025-11-27
\$420,000	2 / 1ba	910 sf	\$462	2025-09-04

Value & Financing

Price Positioning

\$459 /sq ft

Active listings here average **\$459/sf** vs **\$801/sf** across Brighthouse South.

43% below area average

Mortgage Snapshot

\$2,011 /mo

Entry price (from) **\$419,900**

20% down payment **\$83,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1982	LEVELS 3	SUITES 141	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN NWS1942	

Overview

Woodridge Estates at 7411, 7431, 7451 and 7471 Minoru Boulevard. 7471 Minoru Boulevard, Richmond, BC, V6Y 3G7, strata plan NWS1942 was built in 1982 and has recently had a new roof installed. Maintenance fee includes care taker, garbage pickup, gardening, hotwater, recreation facility, underground parking and management. This complex features 141 units with 34 units at

7411 Minoru, 31 units at 7431 Minoru, 38 units at 7451 Minoru and 38 units at 7471 Minoru. Recreation facilities include outdoor pool, hot tub, sauna, gym, squash court and BBQ area.

Woodridge Estates is close to transit, Richmond Secondary School, General Currie Elementary School and WD Ferris Elementary School, Richmond Centre Mall, Minoru Park, Richmond Hospital, Richmond Public Library. Transit and Canada Line near by.

Crossroads are Granville Avenue and No.3 Road.

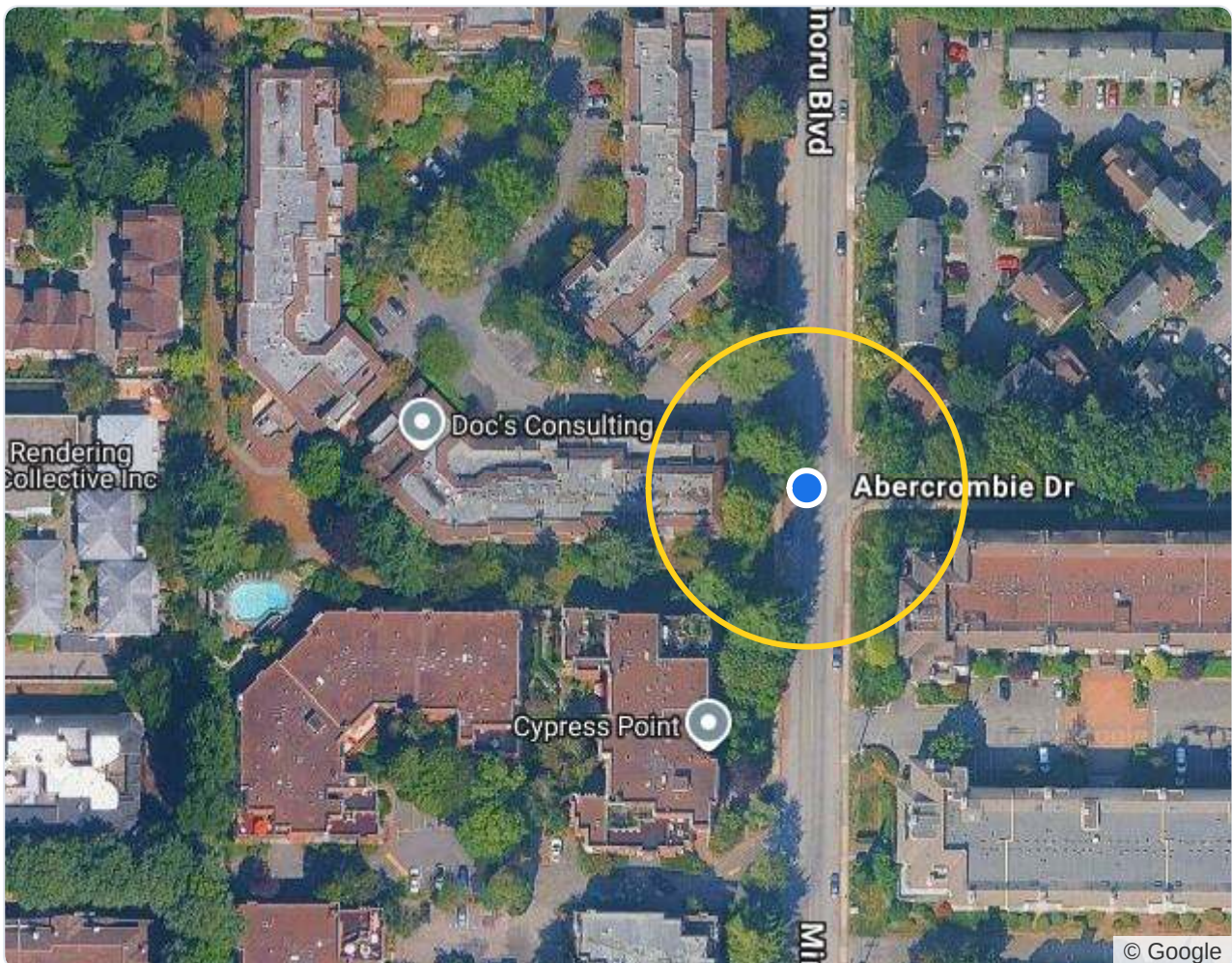
Amenities & Features

- ✓ In Suite Laundry
- ✓ Recreation Center
- ✓ Pool; Outdoor
- ✓ Swirlpool/hot Tub

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Management
- ✓ Garbage Pickup
- ✓ Hot Water
- ✓ Recreation Facility

Location





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RE/MAX Crest Realty · BC Condos & Homes Team

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