

BUILDING BROCHURE

WILDFLOWER

7500 Cumberland St. · Burnaby, BC V3N 4Z9 · The Crest



Scan to view online



2 FOR SALE
FROM \$1,168,000

4 SOLD · 12 MO
\$1,070,800–\$1,220,000


12-MO SOLD TREND
-9.6

Unit Mix

3 Bedroom

6 units
1,798 – 1,970 sf
from \$939,900

4 Bedroom

14 units
1,740 – 1,919 sf
from \$850,000

For Sale in Wildflower & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,238,000	4 / 3	1918 sf	\$645	18 7500 CUMBERLAND STREET
\$1,168,000	4 / 3	1768 sf	\$661	8 7500 CUMBERLAND STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,140,000	4 / 3ba	1862 sf	\$612	2026-04-02
\$1,120,000	4 / 3ba	1796 sf	\$624	2026-02-27
\$1,220,000	4 / 3ba	1919 sf	\$636	2025-11-06
\$1,070,800	3 / 3ba	1864 sf	\$574	2025-09-24

Value & Financing

Price Positioning

\$653 /sq ft

Active listings here average **\$653/sf** vs **\$721/sf** across The Crest.

9% below area average

Mortgage Snapshot

\$5,594 /mo

Entry price (from) **\$1,168,000**

20% down payment **\$233,600**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1995	LEVELS 3	SUITES 71	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1730	DEVELOPER Polygon

Overview

Wildflower - 7500 Cumberland Street, Burnaby, BC V3N 4Z9, LMS1730 - located in the Crest area of Burnaby East, at the crossroads Cumberland Street and 16 Avenue. The Wildflower is steps from George Derby Centre, Cariboo Hill School Park, Cariboo Hill Secondary and Armstrong Elementary. Walking distance to Westburnco Park, Carver Christian High School, Second Street Community, Robert Burnaby Park and John Knox Christian School. The complex has an easy access to Trans-Canada Hwy1 through Cariboo Road. The bus stops in a block distance from Wildflower and the Braid Skytrain Station is within minutes from the development. The Wildflower was built in 1995 by Polygon. It is a 71 unit townhouse complex. These three level homes range in size from about 1,700 sq.ft to approximately 2,000 sq.ft. One pet is allowed. Rentals are permitted with some restrictions. The features are in-suite laundry and garden. Most homes offer 9' ceilings, gas fireplace, good size kitchen area, large balcony, laminate floors, double attached garage and open floor plan. Some units have walk-in closets, hardwood floors and stainless steel appliances. This complex provides scenic views, neighbouring parks and recreation with easy access to Vancouver, Metrotown and Simon Fraser University.

Amenities & Features

✓ None

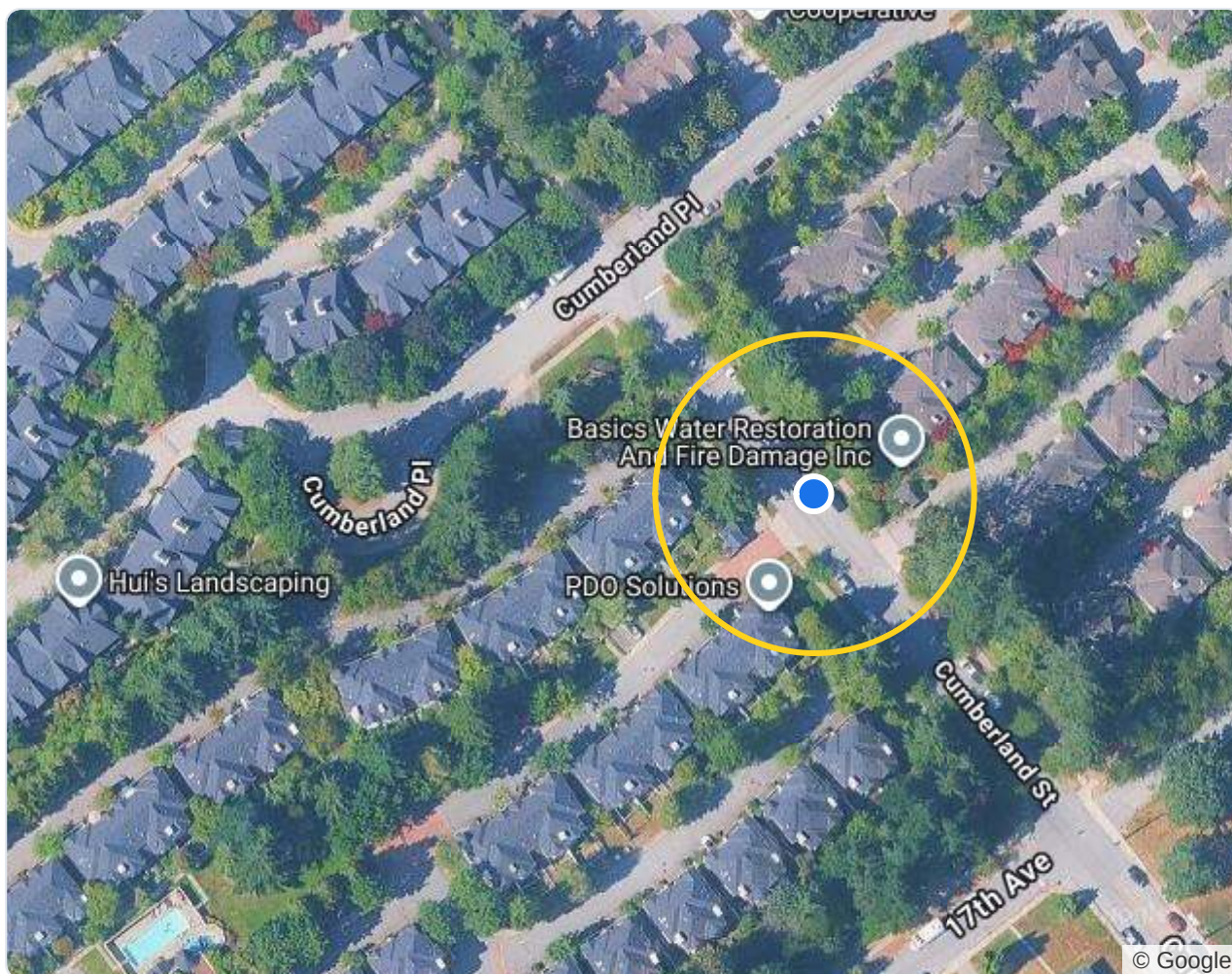
Maintenance Fees Include

✓ Garbage Pickup

✓ Gardening

✓ Management

Location



Les Twarog

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