

BUILDING BROCHURE

DEERFIELD - 7501 CUMBERLAND BUILDING

7501 Cumberland St. · Burnaby, BC V3N 4Y6 · The Crest



1 FOR SALE
FROM \$1,119,900

3 SOLD · 12 MO
\$1,065,000-\$1,125,000

12-MO SOLD TREND
-4.3

Unit Mix

3 Bedroom

5 units
1,753 – 1,790 sf
from \$834,450

4 Bedroom

28 units
1,753 – 1,965 sf
from \$845,000

For Sale in Deerfield – 7501 Cumberland Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,119,900	4 / 3	1875 sf	\$597	29 7501 CUMBERLAND STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,125,000	4 / 3ba	1826 sf	\$616	2026-05-03
\$1,085,069	4 / 3ba	1965 sf	\$552	2025-12-23
\$1,065,000	4 / 3ba	1790 sf	\$595	2025-10-15
\$1,085,000	4 / 3ba	1804 sf	\$601	2025-05-02

Value & Financing

Price Positioning

\$597 /sq ft

Active listings here average **\$597/sf** vs **\$723/sf** across The Crest.

17% below area average

Mortgage Snapshot

\$5,363 /mo

Entry price (from) **\$1,119,900**

20% down payment **\$223,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1994	LEVELS 3	SUITES 105	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS970	DEVELOPER Polygon
MANAGEMENT Self Managed			

Overview

Deerfield - 7501 Cumberland Street, Burnaby, BC V3N 4Z9, LMS970 - located in the Crest area of Burnaby East, at the crossroads Cumberland Street and 16 Avenue. The Deerfield 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 Deerfield was built in 1994 by Polygon. There are 105 townhouses in development and in strata. The homes are approximately 1,750 sq.ft to 1,800 sq.ft. The complex features an outdoor swimming pool, hot tub and a recreation centre. Most homes offer in-suite laundry, 9' ceilings, laminate floors, gas fireplace, double garage, balcony, private yard and large windows. Some units have hardwood floors and walk-in closets.

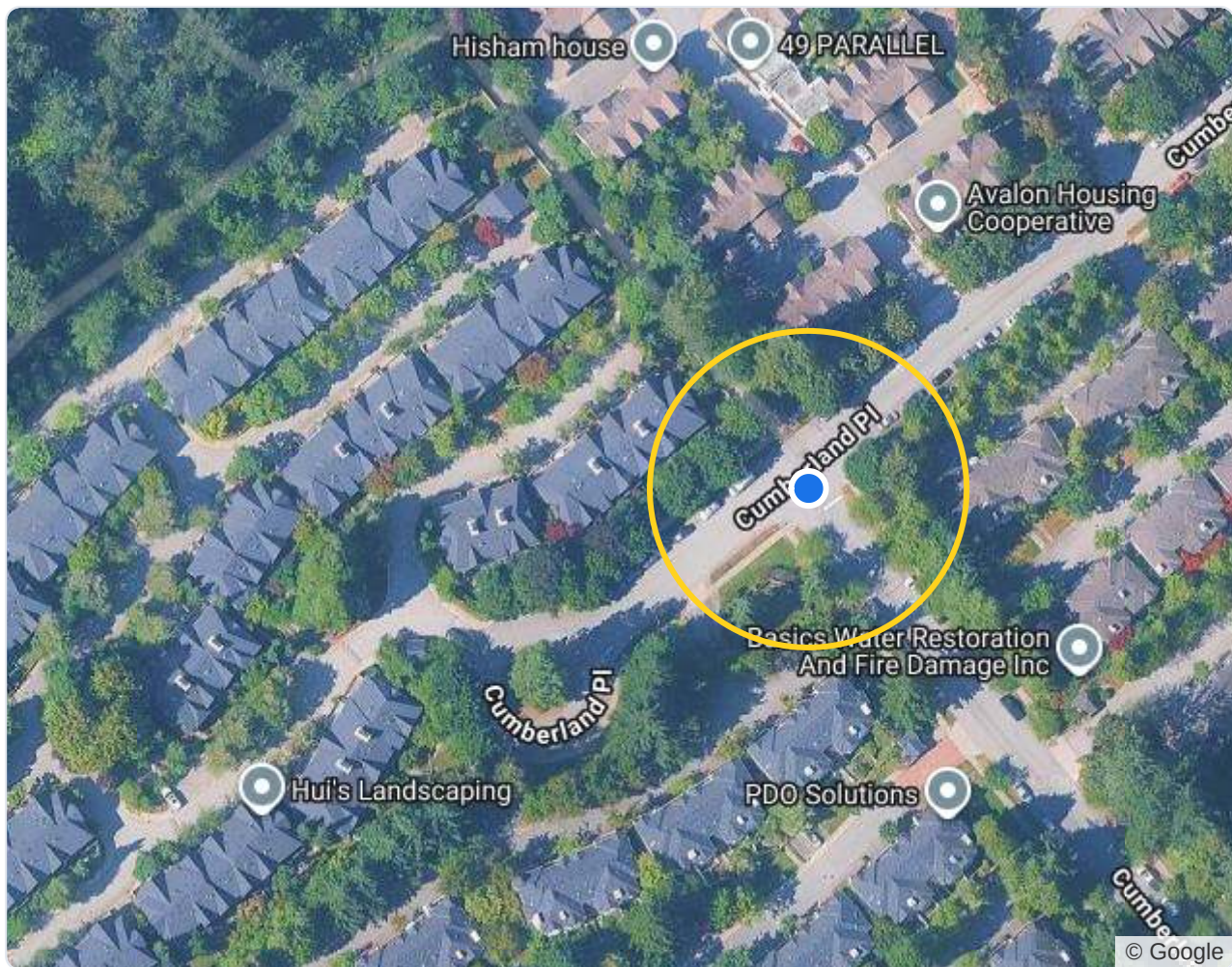
Amenities & Features

- | | |
|-------------------|---------------------|
| ✓ Exercise Centre | ✓ In Suite Laundry |
| ✓ Pool; Outdoor | ✓ Swirlpool/hot Tub |

Maintenance Fees Include

- | | |
|------------------|-----------------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Management | ✓ Recreation Facility |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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scan or call