

BUILDING BROCHURE

OCEAN WALK - 7535 ALDERBRIDGE BUILDING

7535 Alderbridge Way · Richmond, BC V6X 4L2 · Brighthouse



Scan to view online



6 FOR SALE
FROM \$498,888

9 SOLD · 12 MO
\$472,000-\$870,000



Unit Mix

1 Bedroom

12 units
662 – 689 sf
from \$472,000

2 Bedroom

54 units
822 – 1,552 sf
from \$576,000

3 Bedroom

20 units
1,072 – 1,651 sf
from \$785,000

For Sale in Ocean Walk - 7535 Alderbridge Building & Complex

6 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,220,000	3 / 3	1322 sf	\$923	1301 7575 ALDERBRIDGE WAY
\$999,000	3 / 3	1318 sf	\$758	1505 7555 ALDERBRIDGE WAY
\$968,000	3 / 2	1314 sf	\$737	4 7575 ALDERBRIDGE WAY
\$849,000	3 / 2	1191 sf	\$713	1602 7555 ALDERBRIDGE WAY
\$609,999	1 / 1	688 sf	\$887	202 7535 ALDERBRIDGE WAY
\$498,888	1 / 1	662 sf	\$754	602 7575 ALDERBRIDGE WAY

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$480,000	1 / 1ba	663 sf	\$724	2026-07-21
\$688,000	2 / 2ba	1063 sf	\$647	2026-07-15
\$472,000	1 / 1ba	662 sf	\$713	2026-07-07
\$785,000	3 / 2ba	1150 sf	\$683	2026-04-06

Value & Financing

Price Positioning

\$795 /sq ft

Active listings here average **\$795/sf** vs **\$818/sf** across Brighthouse.

3% below area average

Mortgage Snapshot

\$2,389 /mo

Entry price (from)	\$498,888
20% down payment	\$99,778
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2007	LEVELS 17	SUITES 256	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN BCS2497	DEVELOPER Century Group
ARCHITECT Ibi/hb Architects		MANAGEMENT First Service Residential	

Overview

Ocean Walk - 7535 Alderbridge Way, Richmond, BC V6X 4L2, Strata Plan No. BCS2497, 15 levels, 256 units, built 2007, crossing roads: Alderbridge Way and Lansdowne Road.

Located in the heart of downtown Richmond, Ocean Walk is a three tower condominium project offering unequalled views. Inside, the mood is set with natural materials, abundance of lush greenery and soothing water features. Its 15 contemporary floors feature elevated gardens, a children's playground, a hot tub, a nine hole putting green, and a specially commissioned art work at the water feature compliments this community of residences. Ocean Walk consists of 256 units with 80 condos and 3 townhouses at 7535 Alderbridge, 80 condos and 3 townhouses at 7555 Alderbridge and 86 condo and 4 townhouses at 7575 Alderbridge. Ocean Walk was built and designed by world renowned Century Group and Lawrence Doyle Architects.

This prestigious collection of one, two bedroom + den and three bedroom units ranges from 622 to 1,655 sq ft. Contemporary interiors feature bright open-plan layouts, 9' ceilings, wide plank smoked oak or maple flooring, floor to ceiling windows, marble bathrooms and gourmet kitchens with granite countertops, custom cabinetry and sleek stainless steel appliances. Large balconies invite outdoor entertaining, and many homes offer stunning mountain and ocean views.

The Ocean Walk resort style community will also feature a 20,000 sq ft five star resort area for all residents to use that includes a roof top terrace, outdoor hot tubs, three storey water fall feature, barbeque, guest suites, exercise room and an on-site manager.

Located at the best of the Garden City area, Ocean Walk is just two blocks from No. 3 Road, and steps from the Olympic Oval and North Fraser waterfront. Just a short walk to Canada Line Lansdowne Terminal, Minoru Park, Garden City Community Park, Brighthouse Park, Richmond Hospital as well as excellent schools, restaurants, karaoke bars, movie theatres, the Richmond Library and Aquatic Centre; shop nearby at Richmond Centre, Lansdowne Centre, Aberdeen Centre, Yaohan Centre, and the Golden Village; short drive to Kwantlen University College, SilverCity cinemas, golf courses and driving ranges. Ocean Walk is managed by Crosby Management 604-683-8900.

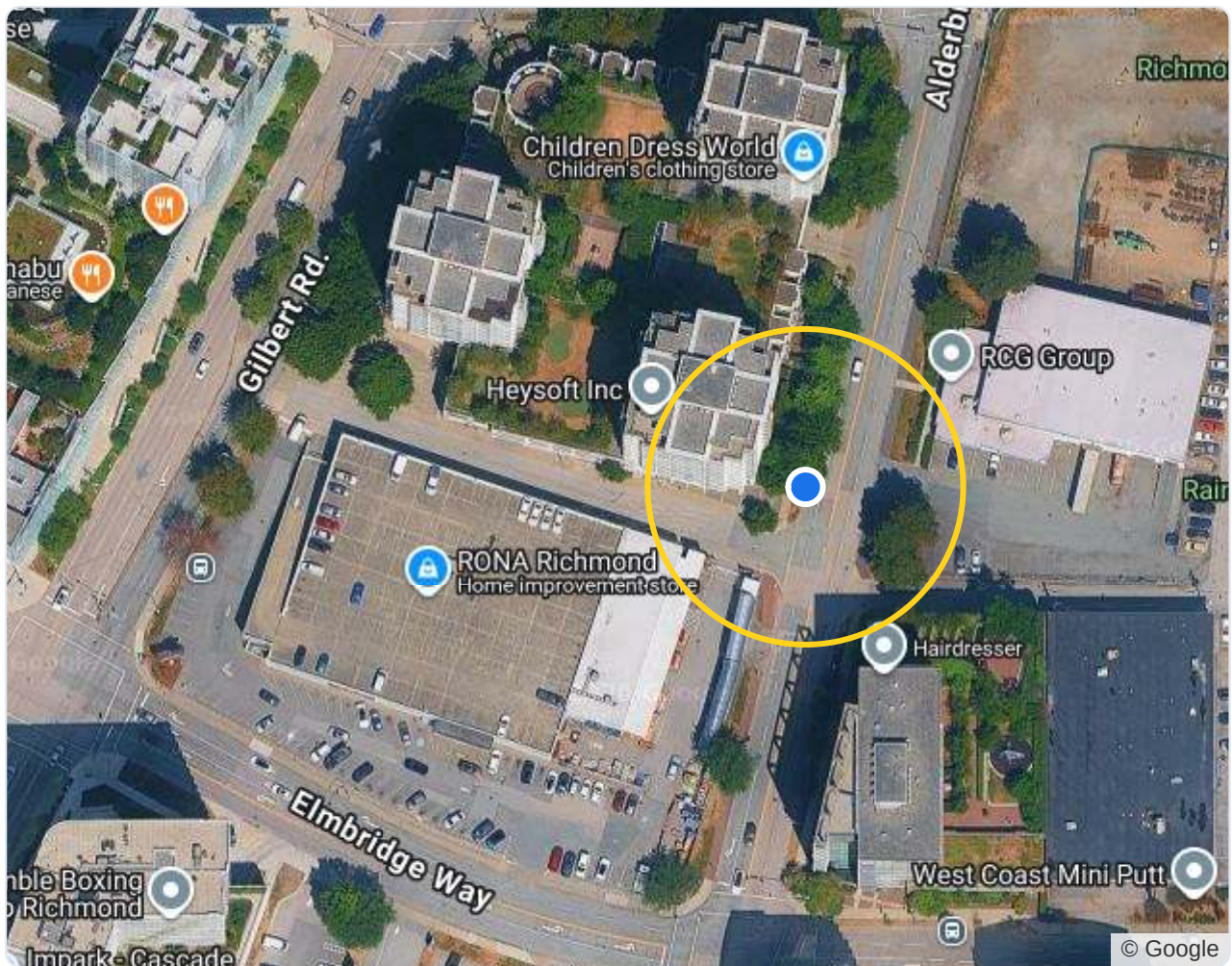
Amenities & Features

- | | |
|--------------------|-------------------|
| ✓ Elevator | ✓ Exercise Centre |
| ✓ Garden | ✓ Guest Suite |
| ✓ In Suite Laundry | ✓ Storage |

Maintenance Fees Include

- | | |
|-------------|------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Hot Water |

Location



Les Twarog

RE/MAX Crest Realty • BC Condos & Homes Team

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



Book a Viewing
scan or call