

BUILDING BROCHURE

SOUTHWOODS ESTATE

7559 Humphries Crt. · Burnaby, BC V3N 4K9 · Edmonds BE



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1 FOR SALE
FROM \$691,200

1 SOLD · 12 MO
\$435,000–\$435,000



Unit Mix

1 Bedroom

3 units
712 – 748 sf
from \$404,000

2 Bedroom

16 units
903 – 942 sf
from \$425,000

3 Bedroom

6 units
1,251 – 1,301 sf
from \$583,000

For Sale in Southwoods Estate & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$691,200	3 / 2	1301 sf	\$531	10 7561 HUMPHRIES COURT

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$435,000	1 / 1ba	748 sf	\$582	2026-03-24
\$540,000	2 / 1ba	913 sf	\$591	2025-06-14
\$650,000	3 / 1ba	1281 sf	\$507	2024-09-28
\$530,000	2 / 1ba	912 sf	\$581	2024-04-14

Value & Financing

Price Positioning

\$531 /sq ft

Active listings here average \$531/sf vs \$727/sf across Edmonds BE.

27% below area average

Mortgage Snapshot

\$3,310 /mo

Entry price (from) \$691,200

20% down payment \$138,240

Rate / amortization 5.24% · 25 yr

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

YEAR BUILT
1978

LEVELS
2

CONSTRUCTION
Frame - Wood

EXTERIOR
Stucco

Overview

Southwoods Estates - 7559 Humphries Ct, Burnaby, BC V3N 3E9, Canada, Strata Plan NWS2155, 2 levels, this was built in 1978. Maintenance fees include caretaker, garbage pickup, gardening, management and snow removal, features with garden, in-suite laundry, recreation center.

Southwoods Estates is surrounded by Schools: Graham Montessori - Daycare, Preschool, Twelfth Avenue Elementary, New Secondary School, Lord Kelvin Elementary, Stride Avenue Community School, St. Thomas More Collegiate & Our Lady of Mercy School. Closest in this location is Hilda Avenue Park, Mary Avenue Park, Ernie Winch Park, Mercer Stadium Park, Moody Park, Cafferky Park & Edmonds School Park. Nearby restaurants are Lhy Thai Restaurant-Traditional dishes in homey surrounds, ARBAB KABAB HOUSE, Pho Edmonds, Oh! Zzhu Sam Korean Restaurant, Balkan House Restaurant, Abyssinia Restaurant, Little Cockatoo Cafe and Osaka Island Japanese Restaurant-Airy space for sushi & Classic dishes. Call now or message us for more information.

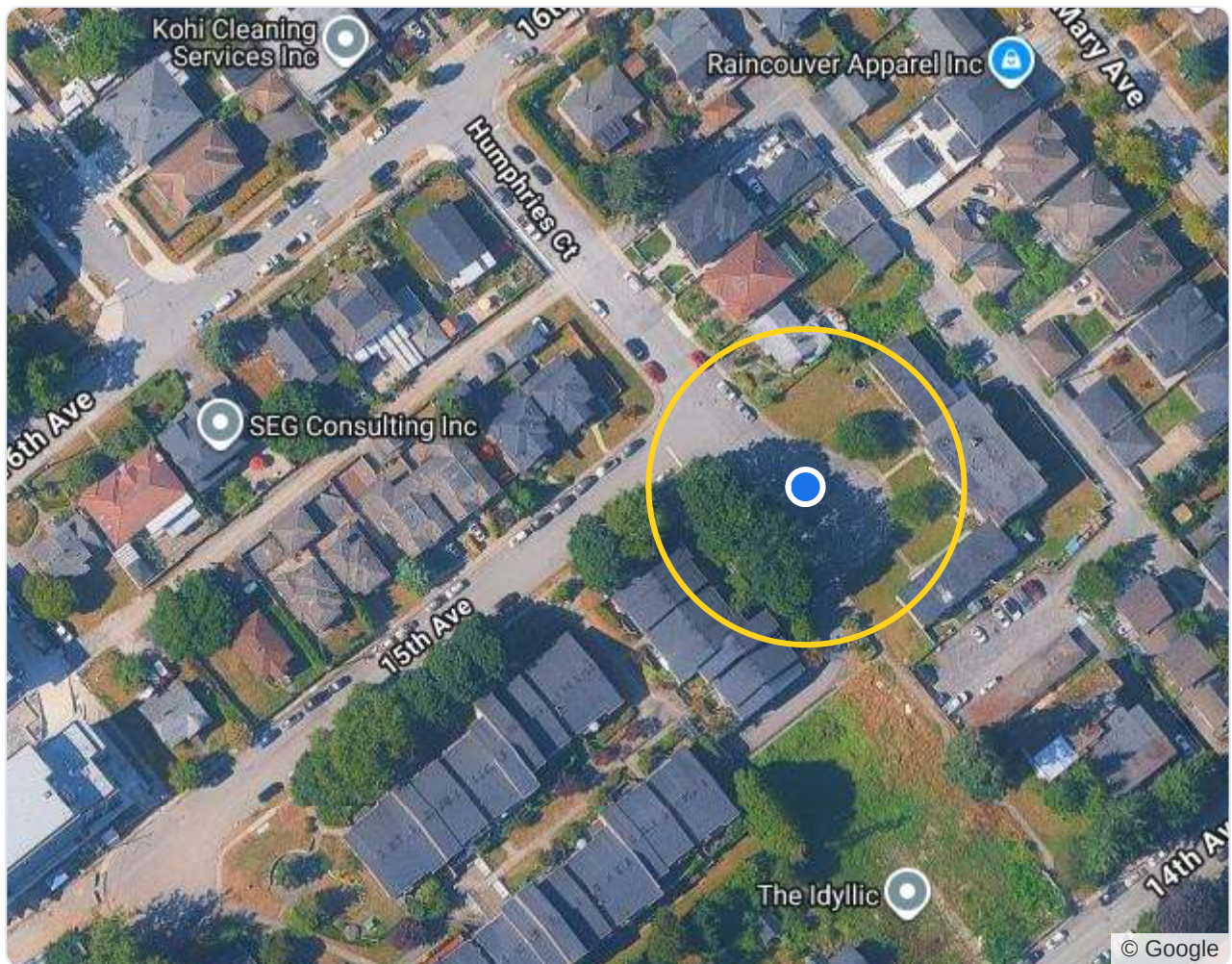
Amenities & Features

- ✓ Garden
- ✓ Recreation Center
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Snow Removal
- ✓ Garbage Pickup
- ✓ Management

Location



Les Twarog

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Book a Viewing
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