

SOUTHWOOD ESTATE - 7561 HUMPHRIES BUILDING

7561 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 Southwood Estate - 7561 Humphries Building & 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 1980	CONSTRUCTION Frame - Wood	EXTERIOR Wood	TITLE TO LAND Freehold Strata
STRATA PLAN NWS2155		MANAGEMENT Bayside Property Services Ltd.	

Overview

Southwood Estate - 7561 Humphries Court, Burnaby, BC V3N 3E9, NWS2155 - located in Edmonds Burnaby East area, near the crossroads 16th Avenue and Kingsway. Southwood Estate is just minutes from Betty's Daycare, Twelfth Avenue Elementary, Mary Avenue Park, Ernie Winch Park and Richmond Park. Close to Poplar Park, Stride Avenue Park, Taylor Park, Byrne Creek Urban trails, Stride Avenue Elementary and Byrne Creek Secondary. The bus stops on Kingsway that is within steps from the complex. Edmonds Skytrain station in a short stroll. Highgate Shopping Centre just a couple of blocks from the development where you can find Save-On-Foods, Shoppers Drug Mart, Starbucks, Blenz, Subway, Liquor Store and fitness facility. There

are a lot of restaurants in the neighbourhood where you can enjoy your lunch or dinner. House of Wings, Freshslice Pizza, Chinese Foods, Nao Sushi are only a few for your enjoyment. Metrotown with all its shops and facilities is within 5 minutes drive. The complex also has an easy access to Trans-Canad Hwy1 that can take you to Vancouver. The Southwood Estate was built in 1979. It has frame-wood construction with wood exterior finishing. The features are garden, in-suite laundry and recreation centre.

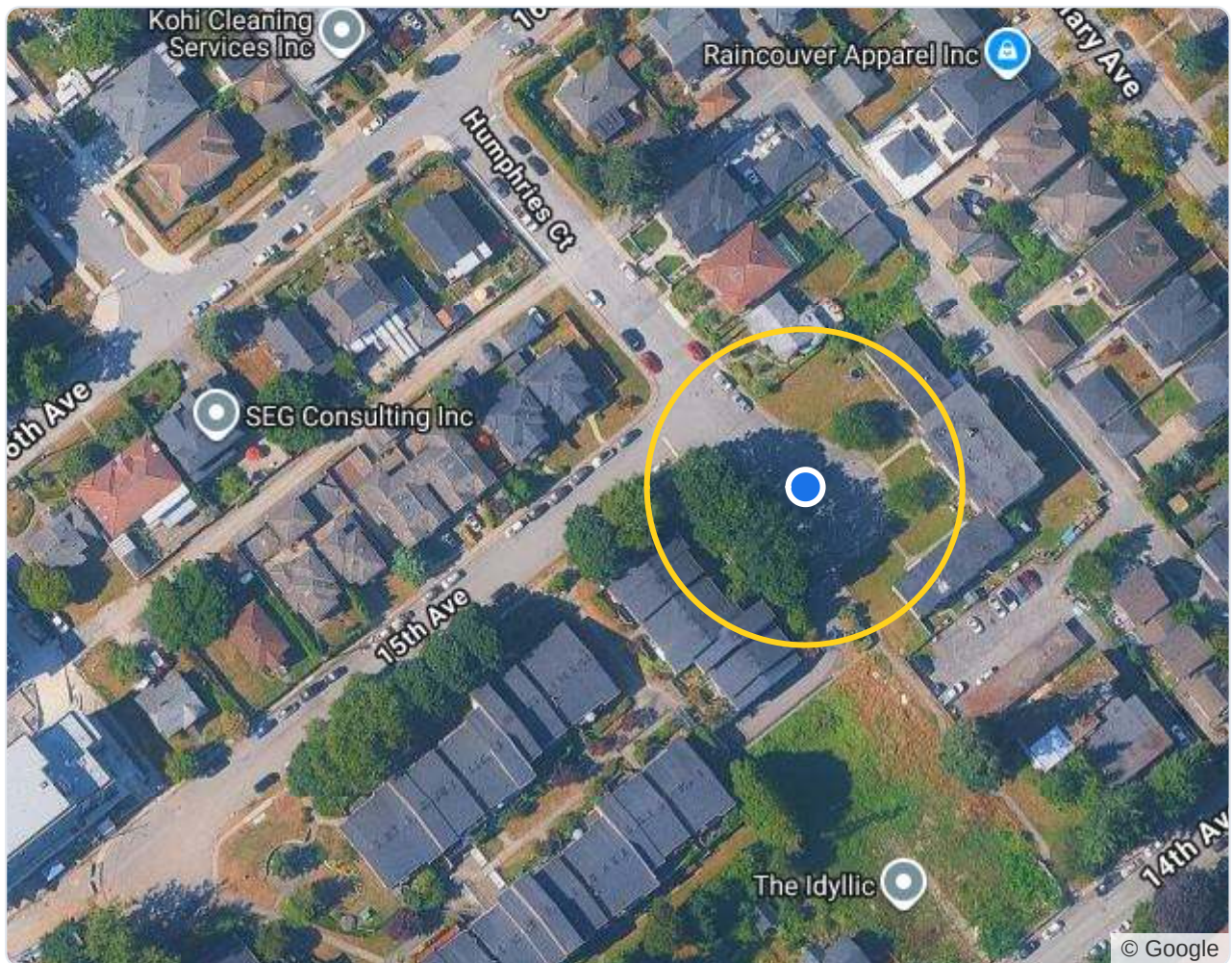
Amenities & Features

- ✓ In Suite Laundry
- ✓ Playground
- ✓ Workshop Detached

Maintenance Fees Include

- ✓ Caretaker
- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management

Location





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