

BUILDING BROCHURE

SOUTHWOOD ESTATES - 7569 HUMPHRIES BUILDING

7569 Humphries Crt. · Burnaby, BC V3N 4K9 · Edmonds BE



Scan to view online



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 Estates - 7569 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 1978	LEVELS 2	SUITES 72	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN NWS2155	MANAGEMENT Century 21 Prudential Estates (rmd) Ltd.

Overview

Southwood Estate - 7569 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»ح. 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-Canada Hwy1 that can take you to Vancouver. The Southwood Estate was built in 1978. It has frame-wood construction with wood exterior finishing. There are 72 units in development and in strata. Two pets are allowed. Rentals are permitted with some restrictions. The features are underground secure parking, garden, in-suite laundry and recreation centre. Most homes offer laminate floors, large deck and fenced yard.

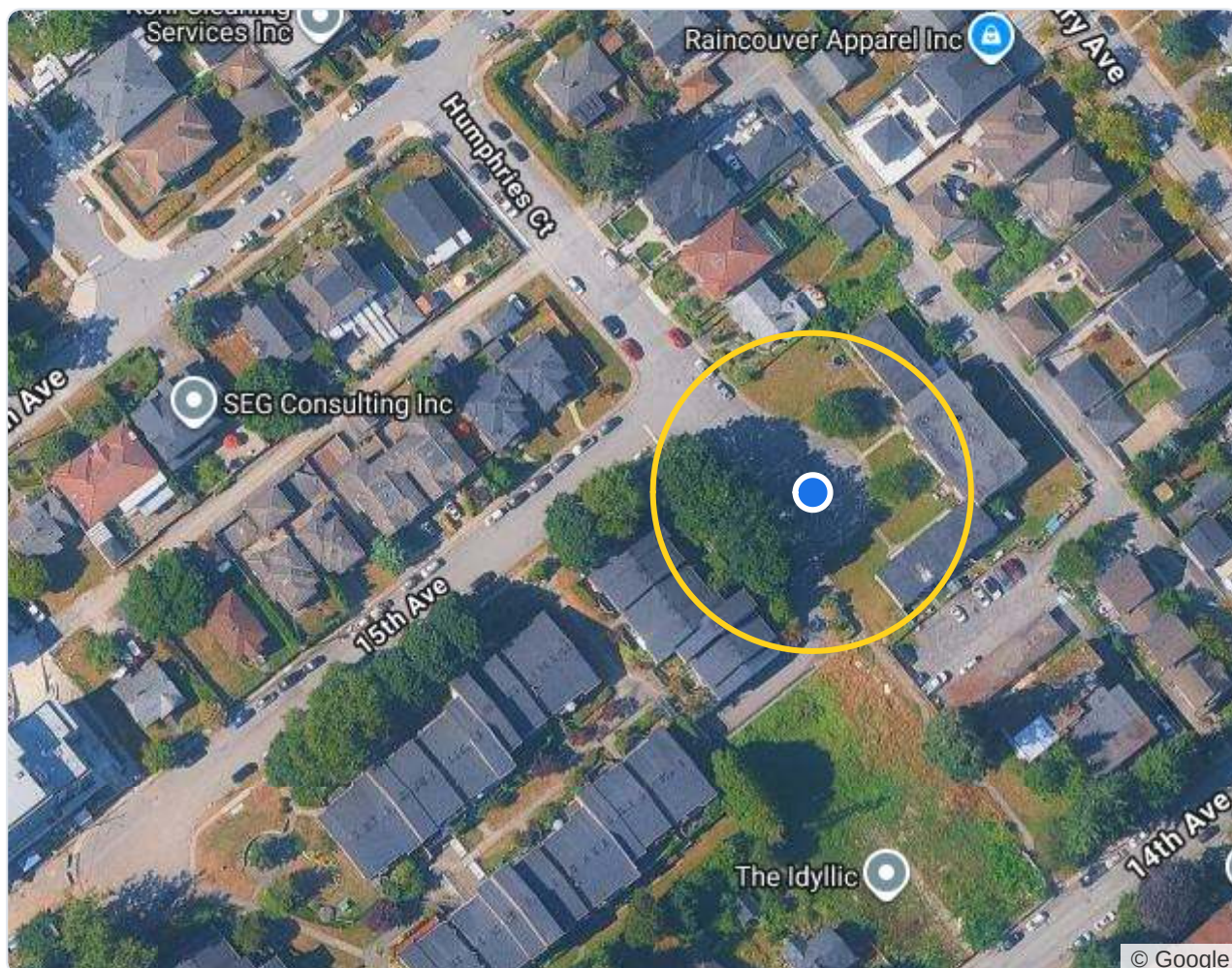
Amenities & Features

- ✓ In Suite Laundry

Maintenance Fees Include

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

Location





Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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