

BUILDING BROCHURE

CITADEL BLUFFS

788 Citadel Dr. · Port Coquitlam, BC V3C 6G9 · Citadel PQ



Scan to view online



1 FOR SALE
FROM \$1,299,880

1 SOLD · 12 MO
\$1,310,000–\$1,310,000


12-MO SOLD TREND
40.9

Unit Mix

3 Bedroom

9 units
2,503 – 4,004 sf
from \$930,000

4 Bedroom

2 units
3,886 – 4,118 sf
from \$1,500,000

For Sale in Citadel Bluffs & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,299,880	3 / 4	3705 sf	\$351	12 788 CITADEL DRIVE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,310,000	3 / 4ba	4004 sf	\$327	2026-03-20
\$1,580,000	4 / 4ba	4118 sf	\$384	2024-11-11
\$1,375,000	3 / 4ba	3759 sf	\$366	2024-10-28
\$1,510,000	3 / 4ba	3655 sf	\$413	2024-02-29

Value & Financing

Price Positioning

\$351 /sq ft

Active listings here average \$351/sf vs \$521/sf across Citadel PQ.

33% below area average

Mortgage Snapshot

\$6,225 /mo

Entry price (from) **\$1,299,880**

20% down payment **\$259,976**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1993	LEVELS 3	SUITES 39	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS950	

Overview

Citadel Bluffs - 788 Citadel Drive, Port Coquitlam, BC V3C 6G9, Canada. Strata number LMS950 - located in Citadel area of Port Coquitlam, crossroads are Citadel Drive and Palisade Crescent.

Citadel Bluffs is steps to Castle Park Elementary and Citadel Montessori Childcare Centre. Settlers Skatepark, Hezel Trembath Elementary, Small Wonders Daycare, Ra's Columbia Food Market, Kilmer Elementary and X Club Fitness Port Coquitlam are close to the complex. The Center of Port Coquitlam is in a short drive distance. The bus stops near this development and West Coast Express station is minutes away. This complex has an easy access to Trans-Canada Highway 1 and Lougheed Highway. Citadel Bluffs was built in 1993 with a frame-wood construction, stucco exterior finishing and partial rain screen. This three-level building has 39 units in development and in strata. Most homes offer large dining/living areas, in-suite laundry, laminate floors, vaulted ceilings, granite countertops, stainless steel appliances, 9' ceilings and a gas fireplace. Some homes feature views of Mt. Baker and the Fraser River.

Amenities & Features

✓ None

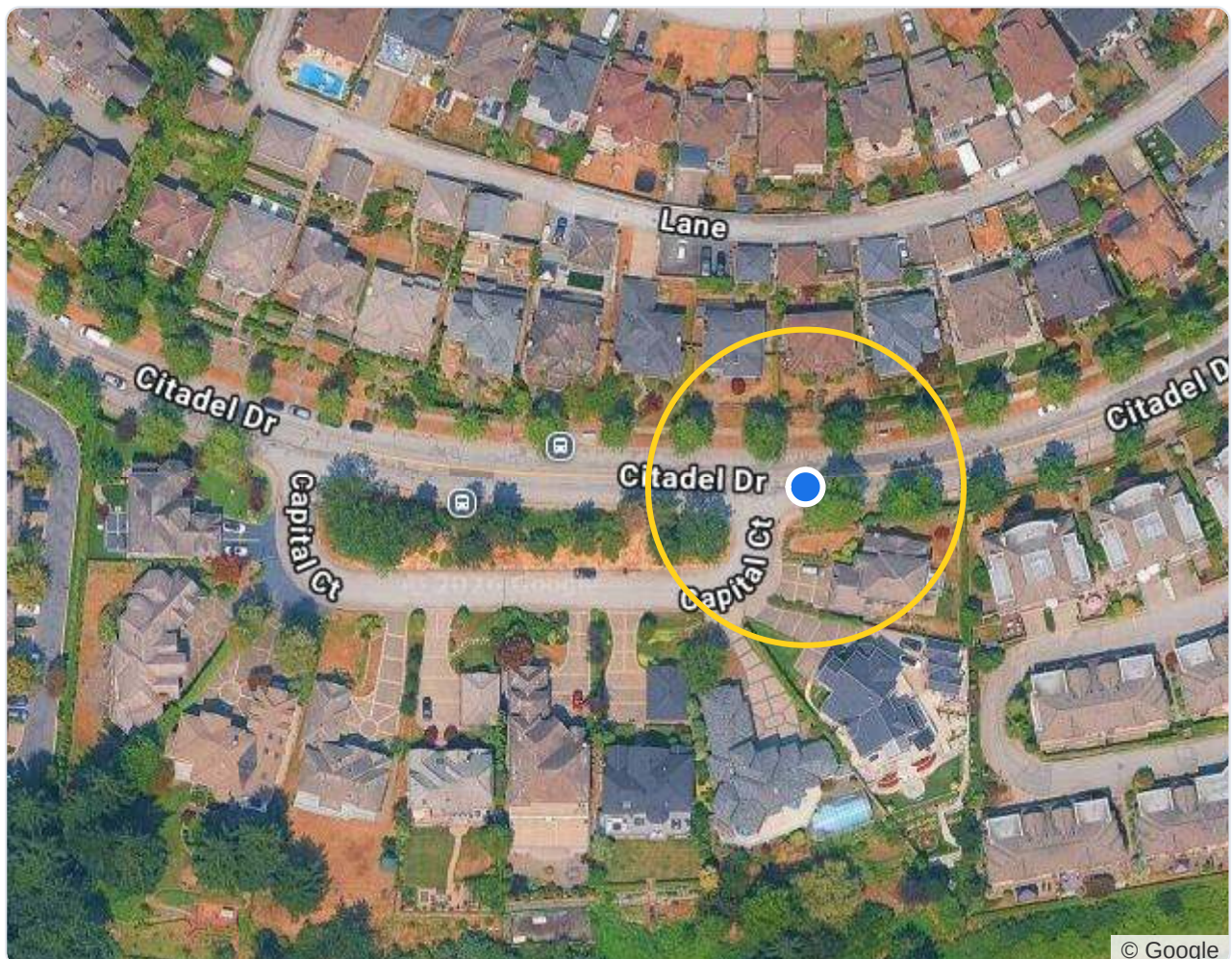
Maintenance Fees Include

✓ Garbage Pickup

✓ Gardening

✓ Management

Location





Les Twarog

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