

BUILDING BROCHURE

# LEXINGTON SQUARE - 8411 ACKROYD BUILDING

8411 Ackroyd Rd. · Richmond, BC V6X 3E6 · Brighthouse



Scan to view online



**4** FOR SALE  
FROM \$319,900

**8** SOLD · 12 MO  
\$310,000-\$499,000



## Unit Mix

### 1 Bedroom

29 units  
618 – 686 sf  
**from \$310,000**

### 2 Bedroom

49 units  
875 – 967 sf  
**from \$378,000**

# For Sale in Lexington Square - 8411 Ackroyd Building & Complex

4 currently active

| ASKING    | BEDS / BATHS | SIZE   | \$/SF | UNIT / ADDRESS          |
|-----------|--------------|--------|-------|-------------------------|
| \$458,000 | 2 / 1        | 883 sf | \$519 | 220 8411 ACKROYD        |
| \$423,800 | 2 / 1        | 928 sf | \$457 | 211 8400 LANSDOWNE ROAD |
| \$399,000 | 1 / 1        | 647 sf | \$617 | 105 8511 ACKROYD ROAD   |
| \$319,900 | 1 / 1        | 644 sf | \$497 | 310 8511 ACKROYD ROAD   |

## Recently Sold in this Building

| SOLD PRICE | BEDS    | SIZE   | \$/SF | DATE       |
|------------|---------|--------|-------|------------|
| \$310,000  | 1 / 1ba | 623 sf | \$498 | 2026-08-05 |
| \$415,000  | 2 / 1ba | 916 sf | \$453 | 2026-07-03 |
| \$465,000  | 2 / 1ba | 888 sf | \$524 | 2026-04-30 |
| \$345,000  | 1 / 1ba | 624 sf | \$553 | 2026-04-05 |

## Value & Financing

### Price Positioning

**\$522** /sq ft

Active listings here average **\$522/sf** vs **\$828/sf** across Brighthouse.

**37% below area average**

### Mortgage Snapshot

**\$1,532** /mo

Entry price (from) **\$319,900**

20% down payment **\$63,980**

Rate / amortization **5.24% · 25 yr**

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

|                           |                                         |                               |                                     |
|---------------------------|-----------------------------------------|-------------------------------|-------------------------------------|
| YEAR BUILT<br><b>1982</b> | LEVELS<br><b>3</b>                      | SUITES<br><b>282</b>          | CONSTRUCTION<br><b>Frame - Wood</b> |
| EXTERIOR<br><b>Wood</b>   | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>NWS1799</b> | MANAGEMENT<br><b>Associa</b>        |

## Overview

Lexington Square - 8411 Ackroyd Road, Richmond, BC, V6X 3E7 NWS1799 - Located in the desirable and conveniently located Central Richmond area Ackroyd Road. Lexington Square is well known for its management and maintained grounds. This is a central location that is close to transit, restaurants, coffee shops, just across to Lansdowne Shipping Centre, Richmond Hospital,

Richmond Public Library, all type of medical services and recreation facilities - Richmond Yoga, Sirota's Alchymy martial Arts Centre, Fitness World to mention only few. Direct access to Westminster Highway and other major routes allows an easy commute to surrounding destinations including Vancouver, Burnaby and New Westminster. Lexington Square is just a short stroll to William Cook Elementary and Henry Anderson Elementary Schools, Kwantlen Polytechnic University, Brighthouse and Minoru parks, Richmond Shopping Centre, Price Smart Foods and a wide variety of ethnic restaurants including Kirin Seafood, Banzai Sushi House, Dynasty Chinese Restaurant, Shang Hai Wonderful, Boston Pizza, Foggy Dew Irish Pub and many many others. Lexington Square on 8411 Ackroyd Road was built in 1982. This complex features total 258 units at 8400 Lansdowne Road, 8460 Lansdowne Road, 5500 Cooney Road and 8411 Ackroyd Road. Most units feature laminate hardwood flooring, very spacious bright bedrooms, living and dining area, large balcony or patio on the ground floor. Complex offers in-suite storage, recreation facility, underground parking, easy wheelchair access, on-site caretaker and access to outdoor swimming pool. Lexington Square offers luxury living in the heart of the desirable and safe Central Richmond Oaks neighbourhood - Live here today!

## Amenities & Features

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- |                  |                 |
|------------------|-----------------|
| ✓ Elevator       | ✓ Pool; Outdoor |
| ✓ Shared Laundry |                 |

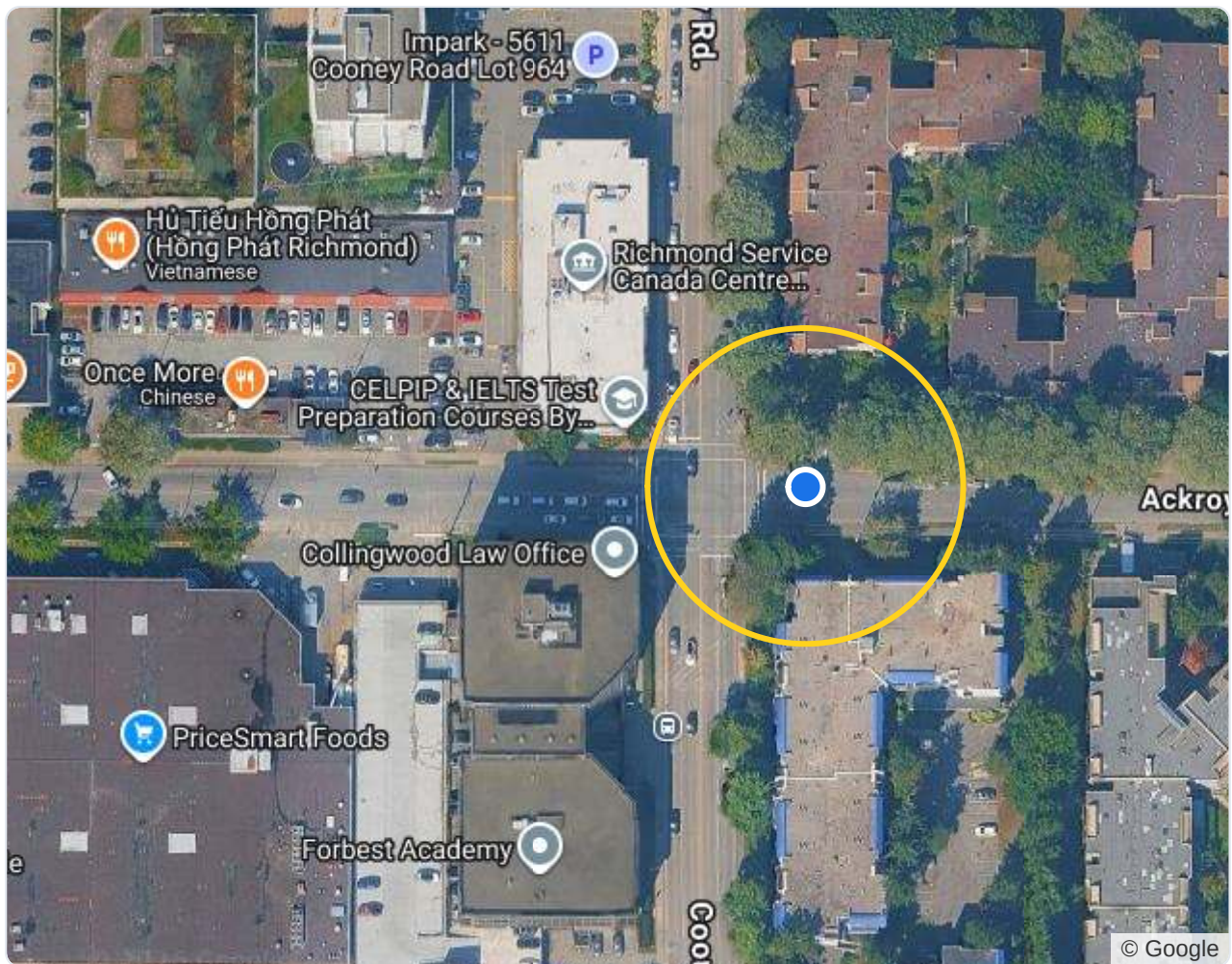
## Maintenance Fees Include

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- |                       |                  |
|-----------------------|------------------|
| ✓ Caretaker           | ✓ Garbage Pickup |
| ✓ Gardening           | ✓ Heat           |
| ✓ Hot Water           | ✓ Management     |
| ✓ Recreation Facility |                  |



## Location



**Les Twarog**

RE/MAX Crest Realty · BC Condos & Homes Team

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