

ARBORETUM - 8460 ACKROYD BUILDING

8460 Ackroyd Rd. · Richmond, BC V6X 3E9 · Brighthouse



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4 FOR SALE
FROM \$310,000

7 SOLD · 12 MO
\$295,000-\$470,000



Unit Mix

1 Bedroom

21 units
623 – 674 sf
from \$295,000

2 Bedroom

12 units
785 – 881 sf
from \$385,000

For Sale in Arboretum - 8460 Ackroyd Building & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$450,000	2 / 1	785 sf	\$573	230 8460 ACKROYD ROAD
\$410,000	1 / 1	661 sf	\$620	102 8460 ACKROYD ROAD
\$399,000	1 / 1	661 sf	\$604	327 8460 ACKROYD ROAD
\$310,000	1 / 1	623 sf	\$498	105 8460 ACKROYD ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$298,000	1 / 1ba	651 sf	\$458	2026-06-04
\$295,000	1 / 1ba	674 sf	\$438	2026-05-23
\$301,000	1 / 1ba	661 sf	\$455	2026-05-21
\$385,000	2 / 1ba	808 sf	\$476	2025-11-22

Value & Financing

Price Positioning

\$574 /sq ft

Active listings here average **\$574/sf** vs **\$828/sf** across Brighthouse.

31% below area average

Mortgage Snapshot

\$1,485 /mo

Entry price (from) **\$310,000**

20% down payment **\$62,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1982	LEVELS 4	SUITES 89	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN NWS1892	

Overview

Arboretum is a 8460 Ackroyd Road, Richmond, BC V6X 3E9 NWS1892 is a - Located in the desirable and conveniently located Central Richmond area on Ackroyd Road. Arboretum is well known for its management and maintained grounds. This is a central location that is close to transit, restaurants, coffee shops, minutes 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. Arboretum 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. Arboretum on 8460 Ackroyd Road was built in 1982. This complex features total 178 units at 8451 Westminster Highway and 8460 Ackroyd Road. Most units feature spacious floor plan, laminate hardwood flooring, kitchen with window, bedroom with closet, large balcony or patio on the ground floor, in-suite laundry and storage. Complex offers large storages, recreation facility, playground, enclosed underground parking, bike room, on-site caretaker and outdoor swimming pool. Arboretum offers luxury living in the heart of the desirable and safe Central Richmond neighbourhood - Live here today!

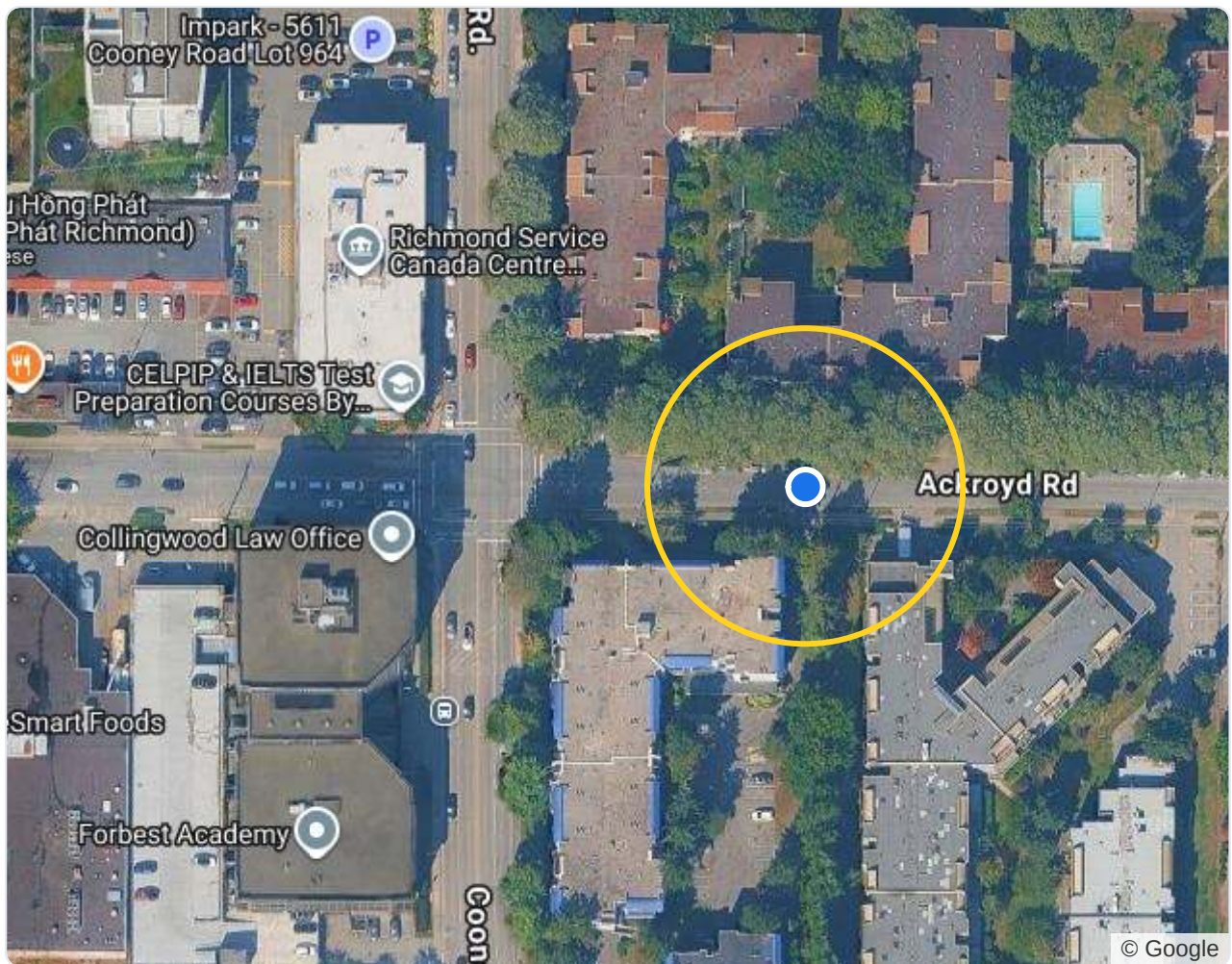
Amenities & Features

- | | |
|-----------------|--------------------|
| ✓ Elevator | ✓ In Suite Laundry |
| ✓ Pool; Outdoor | |

Maintenance Fees Include

- | | |
|-----------------------|------------------|
| ✓ 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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