

BUILDING BROCHURE

CAMBRIDGE PLACE – 8491 RYAN BUILDING

8491 Ryan Rd. · Richmond, BC V7A 2E8 · South Arm





1 FOR SALE
FROM \$728,800

12-MO SOLD TREND
33.3

Unit Mix

3 Bedroom

7 units

1,379 – 1,416 sf

from \$630,000

For Sale in Cambridge Place - 8491 Ryan Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$728,800	3 / 3	1415 sf	\$515	43 8491 RYAN ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$840,000	3 / 3ba	1416 sf	\$593	2025-03-21
\$775,000	3 / 2ba	1380 sf	\$562	2024-11-10
\$778,000	3 / 3ba	1379 sf	\$564	2021-09-19
\$828,000	3 / 2ba	1389 sf	\$596	2021-07-13

Value & Financing

Price Positioning

\$515 /sq ft

Active listings here average \$515/sf vs \$745/sf across South Arm.

31% below area average

Mortgage Snapshot

\$3,490 /mo

Entry price (from) **\$728,800**

20% down payment **\$145,760**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1972	SUITES 46	CONSTRUCTION Frame - Wood	EXTERIOR Stucco
TITLE TO LAND Freehold Strata		STRATA PLAN NWS24	

Overview

Cambridge Place - 8491 Ryan Road, Richmond, BC V7A 2E8, Canada. Strata Plan NWS24. Crossroads are Ryan Road at Ruskin Road located in richmond. This townhouse complex is 2 storeys with 46 units. Completed 1970. Maintenance fees include garbage pickup, gardening and management. Cambridge place is a well-kept townhouse with plenty of storage, large master bedrooms, fully fenced sunny southern backyard, 2 parking lots, lots of visitor parkings. It is close to Hugh McRoberts Secondary School, South Arm Community Centre, Childs World Preschool, South Arm Outdoor Pool, Walter Lee Elementary School, John T Errington Elementary School, Creative Expressions Preschool, Richlea Shopping Centre, Maple Lane Elementary, Richmond Country Club. Other strata complex are 8411, 8431, 8451 and 8471 Ryan Road.

Amenities & Features

✓ In Suite Laundry

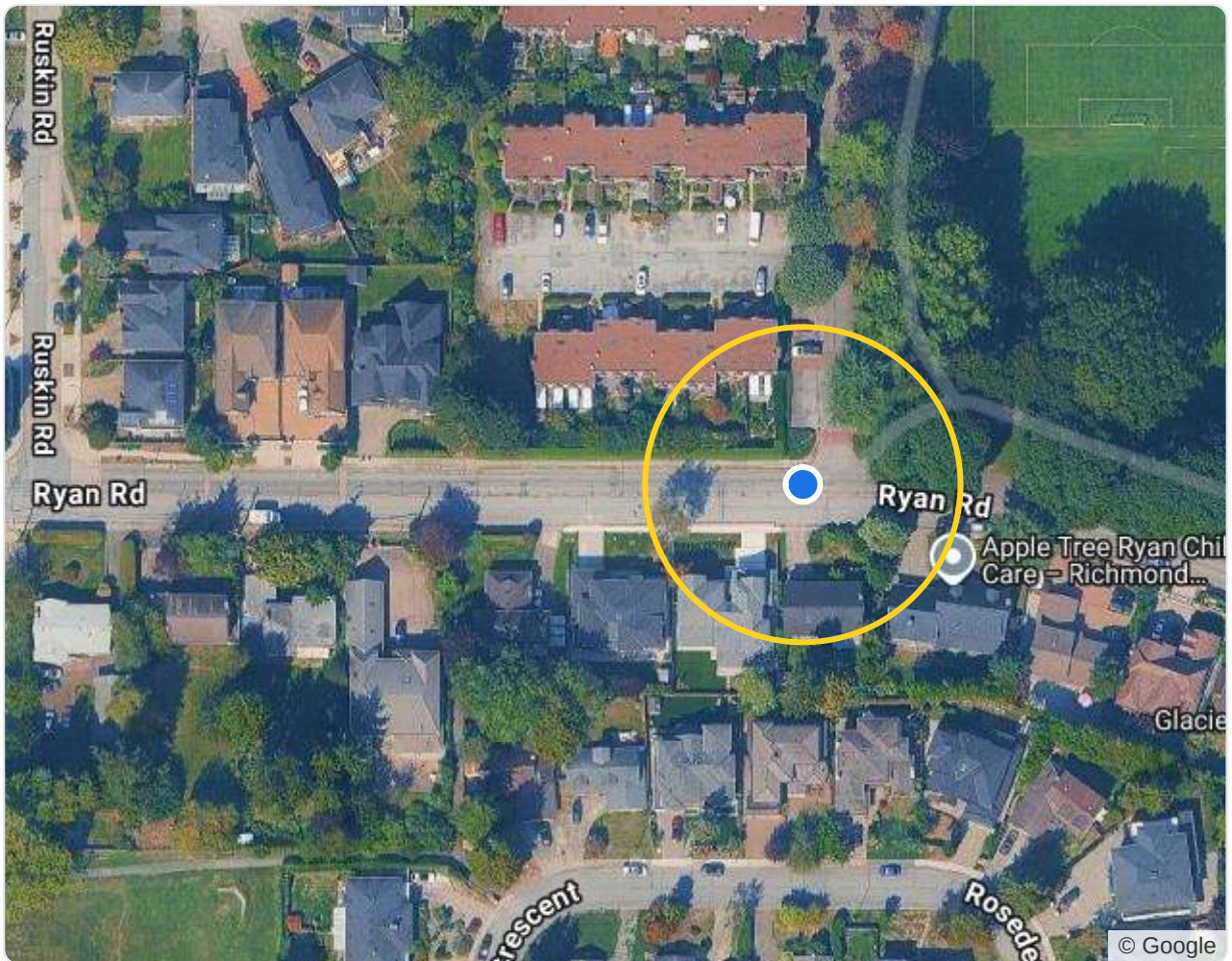
Maintenance Fees Include

✓ Garbage Pickup

✓ Gardening

✓ Management

Location



Les Twarog

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