

BELMONT PARK

8540 Citation Dr. · Richmond, BC V6Y 3A3 · Brighthouse



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**3** FOR SALE
FROM \$339,000**4** SOLD · 12 MO
\$318,000–\$399,000

Unit Mix

Studio2 units
450 – 450 sf
from \$278,000**1 Bedroom**14 units
466 – 682 sf
from \$318,000**2 Bedroom**31 units
834 – 1,462 sf
from \$381,500**3 Bedroom**1 unit
1,554 – 1,554 sf
from \$650,000

For Sale in Belmont Park & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$465,000	2 / 2	988 sf	\$471	110 1355 WINTER STREET
\$439,000	2 / 1	845 sf	\$520	218 8540 CITATION DRIVE
\$339,000	1 / 1	664 sf	\$511	108 8540 CITATION DRIVE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$399,000	2 / 1ba	856 sf	\$466	2026-04-10
\$318,000	1 / 1ba	667 sf	\$477	2025-11-30
\$395,000	2 / 2ba	1004 sf	\$393	2025-11-10
\$360,000	1 / 1ba	682 sf	\$528	2025-11-09

Value & Financing

Price Positioning

\$500 /sq ft

Active listings here average **\$500/sf** vs **\$808/sf** across Brighthouse.

38% below area average

Mortgage Snapshot

\$1,624 /mo

Entry price (from) **\$339,000**

20% down payment **\$67,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1980	LEVELS 3	SUITES 74	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN NWS1374	

Overview

Belmont Park at 8540 Citation Dr, Richmond, BC V6Y 2X9. Strata No NWS1374 - located in Brighthouse are of Richmond. Walking distnce to Brighthouse skytrain station. Richmond Secondary, Macneill Secondary and General Currie Elementary are nearby. Take a walk and enjoy the shopping at Richmond Centre, breath fresh air at Minoru Park or Brighthouse Park, have fun at Aquatic Centre or Hockey Club, watch a show at Gateway Theatre, study at Public Library and find

information at City Hall. Belmont Park was built in 1980. Three levels. Frame-wood construction. This complex consists of 66 condo units at 8540 Citation and 8 townhouse units at 8500 to 8530 and 8550 to 8580 Citation. The maintenance fee includes garbage pickup, gardening, heat, hot water, management and recreation facility. This is a great place for start up family. You will have convenience and quietness. Facilities include meeting and fitness room. One pet is allowed. Rentals are permitted with some restrictions.

Crossroads are No.3 Rd and Garden City Rd

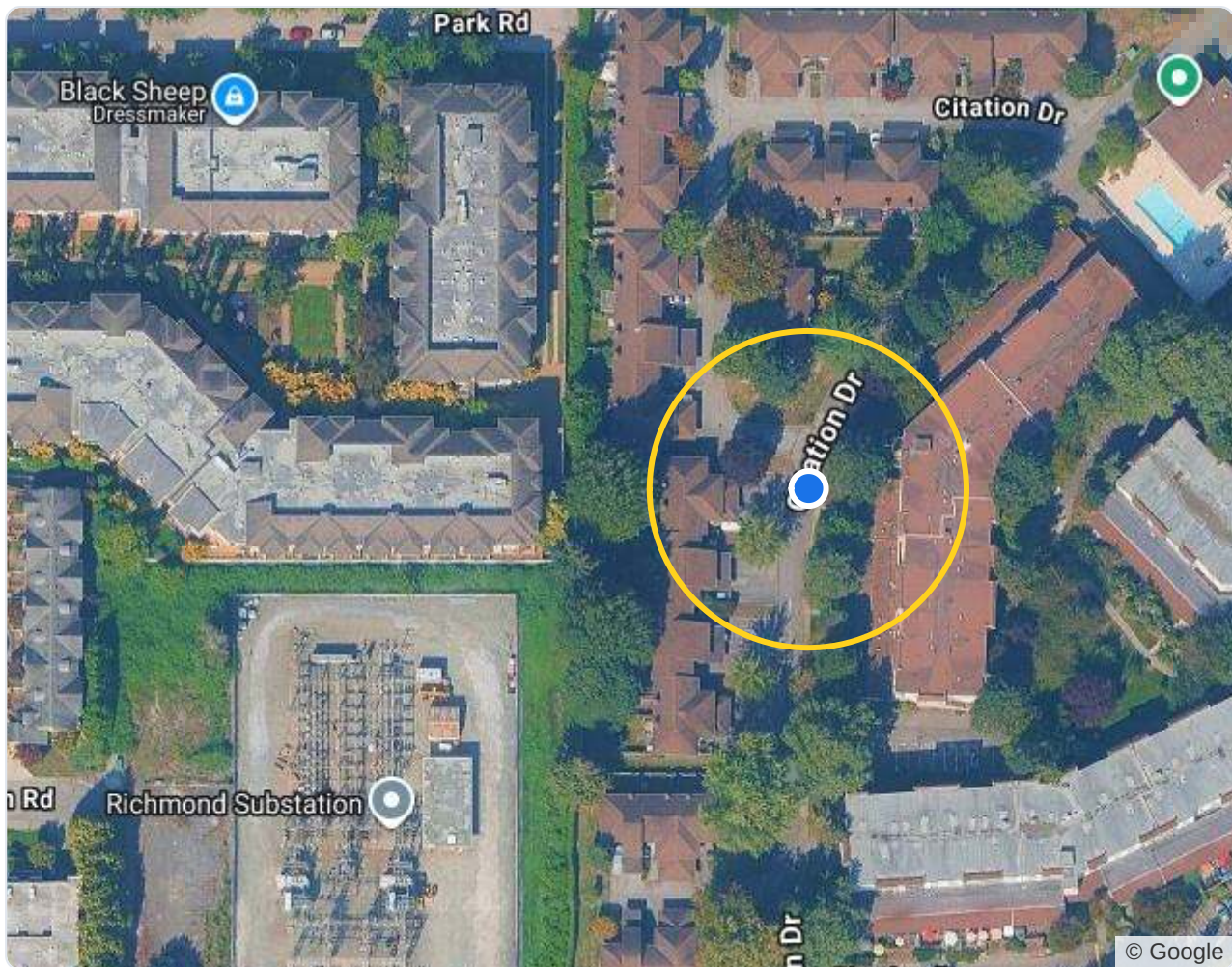
Amenities & Features

- | | |
|------------------|---------------------|
| ✓ Club House | ✓ Elevator |
| ✓ Pool; Outdoor | ✓ Recreation Center |
| ✓ Shared Laundry | ✓ Swirlpool/hot Tub |

Maintenance Fees Include

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

Location



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RE/MAX Crest Realty · BC Condos & Homes Team

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