

BUILDING BROCHURE

DELTA CEDARS

8635 120 St. · Delta, BC V4C 6R5 · Anniesville



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7 FOR SALE
FROM \$275,000

5 SOLD · 12 MO
\$290,000–\$335,000



Unit Mix

Studio

1 unit
690 – 690 sf
from \$320,000

1 Bedroom

25 units
686 – 801 sf
from \$220,000

2 Bedroom

21 units
830 – 1,020 sf
from \$230,000

For Sale in Delta Cedars & Complex

7 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$349,900	2 / 1	839 sf	\$417	281C 8635 120 STREET
\$349,000	1 / 1	726 sf	\$481	245B 8635 120 STREET
\$320,000	— / 1	690 sf	\$464	359B 8635 120 STREET
\$315,000	1 / 1	695 sf	\$453	137B 8635 120 STREET
\$304,000	1 / 1	750 sf	\$405	168C 8635 120 STREET
\$299,900	1 / 1	772 sf	\$388	109A 8635 120 STREET
\$275,000	1 / 1	724 sf	\$380	135B 8635 120 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$335,000	2 / 1ba	840 sf	\$399	2026-06-18
\$290,000	1 / 1ba	688 sf	\$422	2026-03-25
\$300,000	1 / 1ba	706 sf	\$425	2025-11-29
\$299,999	1 / 1ba	763 sf	\$393	2025-10-23

Value & Financing

Price Positioning

\$427 /sq ft

Active listings here average \$427/sf vs \$572/sf across Annieville.

Mortgage Snapshot

\$1,317 /mo

Entry price (from)

\$275,000

25% below area average

20% down payment

\$55,000

Rate / amortization

5.24% · 25 yr

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

YEAR BUILT 1973	LEVELS 3	SUITES 96	CONSTRUCTION Frame - Wood
EXTERIOR Aluminum	TITLE TO LAND Freehold Strata	STRATA PLAN NWS73	MANAGEMENT Leonis Management & Consultants Ltd.

Overview

Delta Cedars - 8635 120 Street, Delta, V4C 6R5, Canada. Strata No: NWS73, 3 levels, 96 units, built 1973. Located in the Annieville neighborhood of North Delta, at the corner of 86 Avenue and 120 Street (Scott Road). Managed by Leonis (604 575 5474). 19+ age restriction, no pets or rentals allowed. Excellent amenities including clubhouse, sauna, gazebo and pool for a reasonable monthly maintenance that includes heat, hot water & cable. Walking distance for all your needs including shopping, restaurants, transportation, banks, medical clinics & senior's centre

Amenities & Features

- ✓ Elevator
- ✓ Recreation Center
- ✓ Shared Laundry
- ✓ Pool; Outdoor
- ✓ Sauna/steam Room
- ✓ Storage

Maintenance Fees Include

- ✓ Cable/satellite
- ✓ Garbage Pickup
- ✓ Heat
- ✓ Management
- ✓ Caretaker
- ✓ Gardening
- ✓ Hot Water
- ✓ Recreation Facility

Location



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