

CEDAR DOWNS

12565 190A St. · Pitt Meadows, BC V3Y 0E1 · Mid Meadows



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3 FOR SALE
FROM \$419,900

10 SOLD · 12 MO
\$395,000–\$830,000



Unit Mix

Studio

2 units
408 – 422 sf
from \$305,000

1 Bedroom

19 units
599 – 674 sf
from \$395,000

2 Bedroom

58 units
797 – 1,314 sf
from \$575,000

3 Bedroom

1 unit
1,293 – 1,293 sf
from \$760,000

4 Bedroom

3 units
1,836 – 1,925 sf
from \$934,000

For Sale in Cedar Downs & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$589,900	2 / 2	925 sf	\$638	211 12525 190A STREET
\$448,888	1 / 1	624 sf	\$719	209 12655 190A STREET
\$419,900	1 / 1	622 sf	\$675	111 12565 190A STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$675,000	2 / 2ba	1290 sf	\$523	2026-06-14
\$614,000	2 / 2ba	944 sf	\$650	2026-04-15
\$400,000	1 / 1ba	599 sf	\$668	2026-03-12
\$828,000	2 / 2ba	1300 sf	\$637	2026-02-09

Value & Financing

Price Positioning

\$677 /sq ft

Active listings here average **\$677/sf** vs **\$586/sf** across Mid Meadows.

16% above area average

Mortgage Snapshot

\$2,011 /mo

Entry price (from) **\$419,900**

20% down payment **\$83,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2013	LEVELS 4	SUITES 46	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN BCS4294	DEVELOPER Quantum Properties

Overview

Cedar Downs - 12565 190A Street, Pitt Meadows, BC V3Y 0E1, Strata Plan No. BCS4294, 4 Levels, 46 units, built 2011, crossing roads: McMyn Road and 190A Street. Developed by Quadra Homes, Cedar Downs is the newest collection of 46 strata title condos at Mid Meadows community of Pitt Meadows. This limited collection of one and two bedroom apartment homes reflects an urban West Coast architecture with the use of heavy timber elements to celebrate and express the

unique character of Cedar Downs. The project consists of two phase at 12525 & 12565 190A Street, Pitt Meadows.

Inside, the air-conditioned interiors feature quality laminate floors, cozy fireplaces, 9' ceilings, gourmet kitchens with granite countertops, wood raised-panel cabinets, deluxe stainless steel appliances and stacking washer and dryer, and luxurious bathrooms with heated tile floors, heated fog free mirrors, granite vanity top, rain heads and tile tub surrounded with travertine tile. Large balconies invite outdoor entertaining, and every home comes up with a generous sized storage locker. Residents also can enjoy the building amenities such as exercise room and meeting room.

Cedar Downs is adjacent to Meadow Vale Shopping Center, across from the West Coast Express station, blocks from the Lougheed Hwy   Pitt Meadows Museum, City Hall and Fraser Valley Regional Library, and within walking distance to Langley Farm Market, Highland Park Elementary, Edith McDermott Elementary, and Pitt Meadow Secondary. In addition, this area is a short distance from Ridge Meadows Hospital & Health Care Centre and Coquitlam Center.

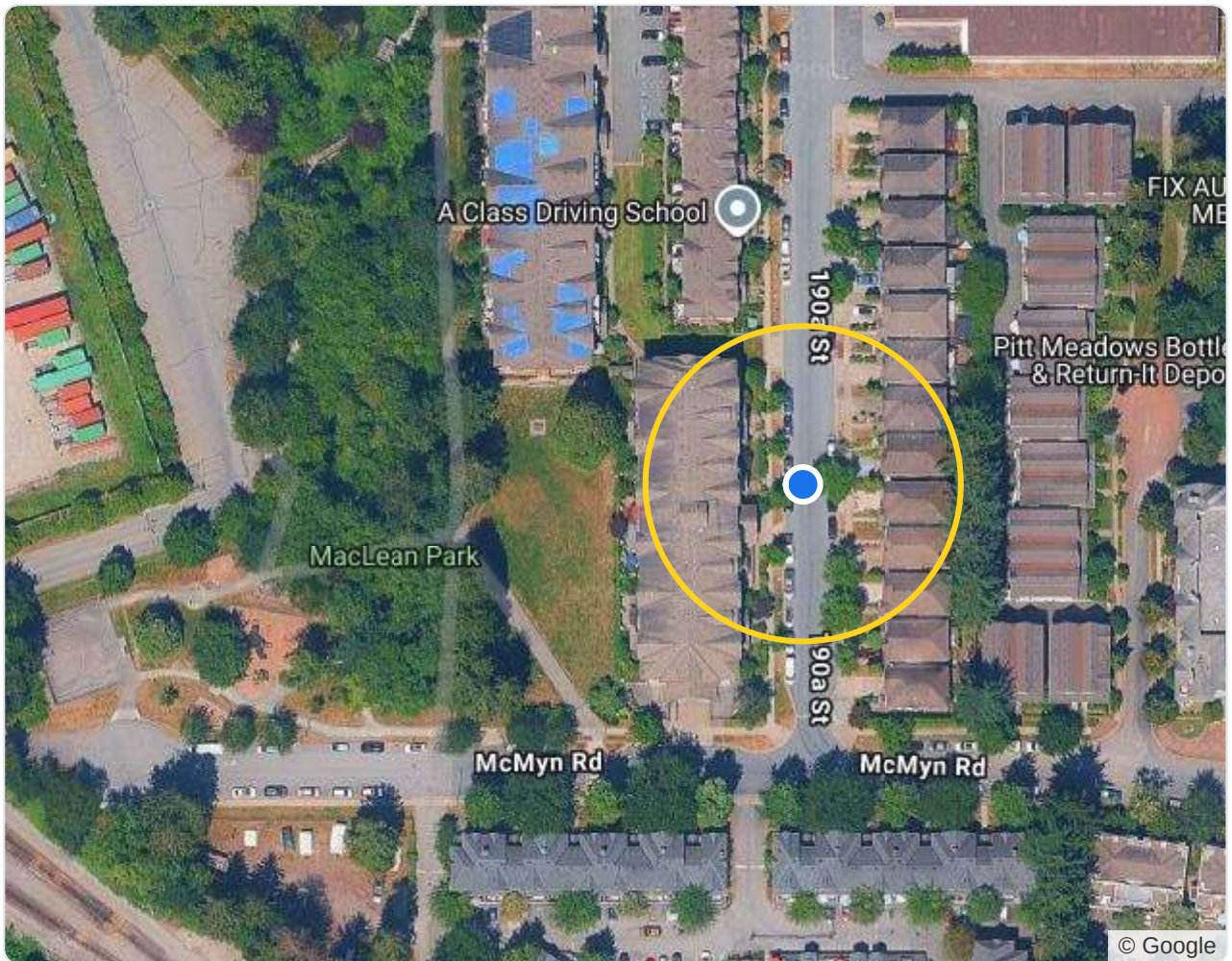
Amenities & Features

- | | |
|-------------------|------------|
| ✓ Bike Room | ✓ Elevator |
| ✓ Exercise Centre | ✓ Storage |

Maintenance Fees Include

- | | |
|------------------|--------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Hot Water | ✓ Management |
| ✓ Snow Removal | |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



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