

BUILDING BROCHURE

APPLE GREENE - 8840 NO 1 BUILDING

8840 No 1 Rd. · Richmond, BC V7C 1V1 · Boyd Park



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10 FOR SALE
FROM \$489,800

17 SOLD · 12 MO
\$450,000–\$648,000



Unit Mix

1 Bedroom 1 unit 961 – 961 sf from \$450,000	2 Bedroom 75 units 920 – 1,165 sf from \$450,000	3 Bedroom 14 units 1,134 – 1,238 sf from \$495,000
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For Sale in Apple Greene - 8840 No 1 Building & Complex

10 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$649,369	3 / 2	1168 sf	\$556	211 4111 FRANCIS ROAD
\$649,000	3 / 2	1158 sf	\$560	209 8860 NO. 1 ROAD
\$634,999	3 / 2	1182 sf	\$537	207 8740 NO. 1 ROAD
\$629,900	3 / 2	1159 sf	\$543	108 8860 NO. 1 ROAD
\$588,000	2 / 2	1118 sf	\$526	313 8720 NO. 1 ROAD
\$529,000	2 / 2	980 sf	\$540	106 8720 NO. 1 ROAD
\$525,000	2 / 1	1060 sf	\$495	128 8860 NO. 1 ROAD
\$520,000	2 / 2	1030 sf	\$505	305 8760 NO. 1 ROAD
\$499,900	2 / 2	1120 sf	\$446	315 8720 NO. 1 ROAD
\$489,800	2 / 2	940 sf	\$521	306 8880 NO. 1 ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$553,000	2 / 2ba	1010 sf	\$548	2026-06-16
\$507,000	2 / 2ba	930 sf	\$545	2026-05-27
\$600,000	3 / 2ba	1177 sf	\$510	2026-05-13
\$450,000	2 / 1ba	950 sf	\$474	2026-05-07

Value & Financing

Price Positioning

\$523 /sq ft

Active listings here average **\$523/sf** vs **\$759/sf** across Boyd Park.

31% below area average

Mortgage Snapshot

\$2,346 /mo

Entry price (from) **\$489,800**

20% down payment **\$97,960**

Rate / amortization **5.24% · 25 yr**

YEAR BUILT 1974	LEVELS 3	SUITES 411	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN NWS518	MANAGEMENT Dwell Property Management

Overview

Apple Greene - 8840 No 1 Road, Richmond, BC V7C 1V1, Canada, NWS518 - This 8 separate building complex is conveniently located between Francis and No 1 Road. This is a central location that is close to transit, restaurants, coffee shops, just across to Seafair Shopping Centre, medical services and recreation facilities. Direct access to No 1 Road and other major routes allows an easy commute to surrounding destinations including Steveston Village and Terra Nova Rural Park.

Apple Greene is just a short stroll to Alfred B Dixon Elementary and Hugh Boyd Secondary Schools, West Richmond Community Centre with its great sport facilities, Hugh Boyd Park, Stagecoach Theatre Arts and popular restaurants including Takeya Sushi, KFC and many others, minutes to popular Dyke walk and Garry Point.

Apple Greene is complex of three level townhouses that was built in 1974. This complex features 411 condo units with 42 units at 4111 Francis, 48 units each at 8720 and 8760, 27 units each at 8820 and 8840 and 90 units each at 8860 and 8880 No 1 Road. Most units feature spacious kitchen with new appliances, large balcony and laminate floors. Fantastic amenities include indoor and outdoor pools, hot-tub, sauna, gym, billiard table, ping-pong, party rooms in the clubhouse.

Residents have parking for visitors, guest suites and ample storage lockers. The complex is nestled in a quiet location with a beautiful view of the inner garden and fountain. Caretaker is available on site. Strata fees include heat and hot water as well as all amenities. Apple Greene is an excellent quiet complex. Live here today!

Amenities & Features

- ✓ Elevator
- ✓ Pool; Indoor
- ✓ Recreation Center
- ✓ Guest Suite
- ✓ Pool; Outdoor
- ✓ Shared Laundry

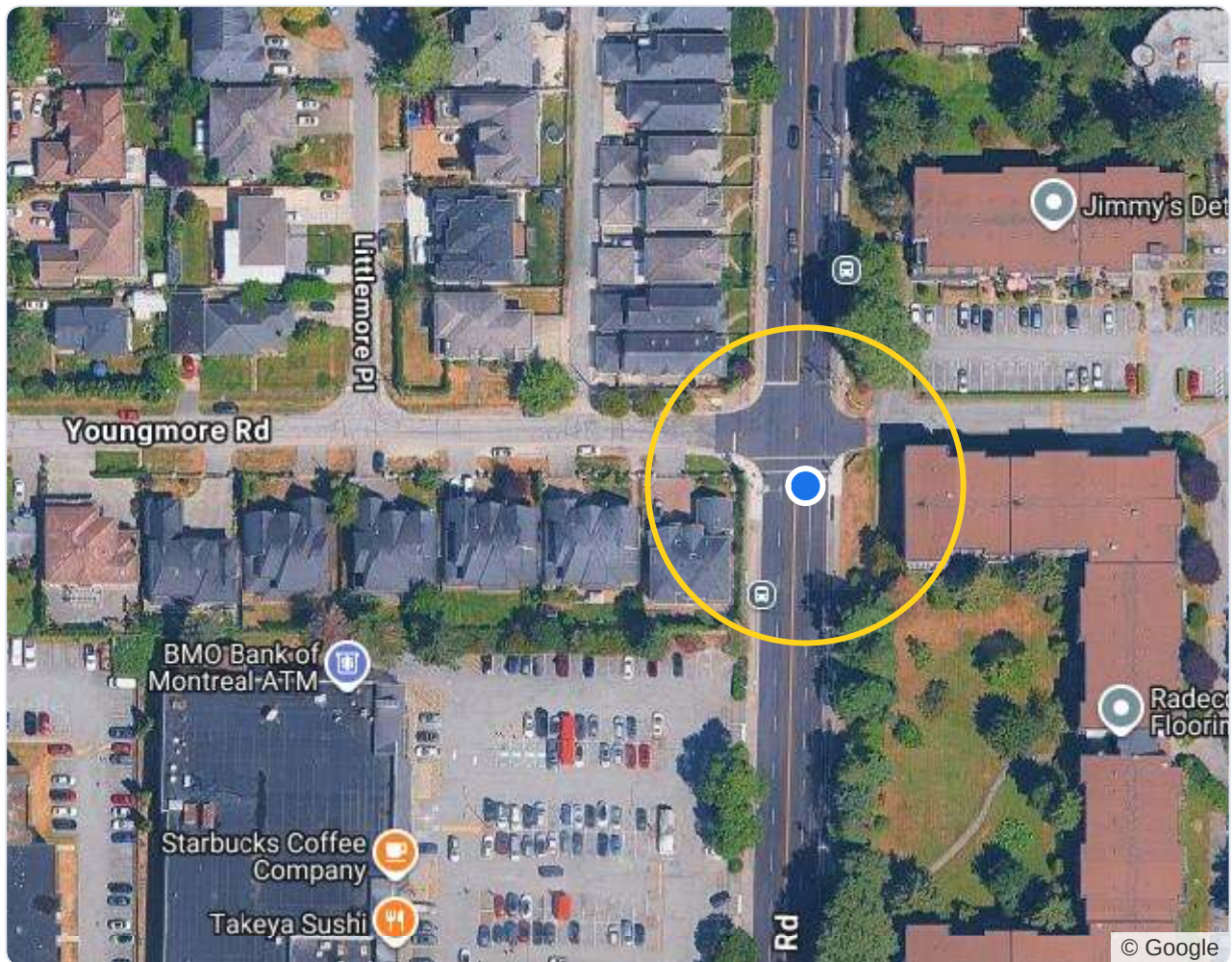
Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Garbage Pickup
- ✓ Heat

- ✓ Hot Water
- ✓ Recreation Facility

- ✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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