

BUILDING BROCHURE

LA BRITTANY

888 Gauthier Ave. · Coquitlam, BC V3K 6Y1 · Coquitlam West



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1 FOR SALE
FROM \$588,888

1 SOLD · 12 MO
\$400,000-\$400,000


12-MO SOLD TREND
-25.2

Unit Mix

1 Bedroom

9 units
652 – 822 sf
from \$380,000

2 Bedroom

15 units
850 – 1,022 sf
from \$455,000

For Sale in La Brittany & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$588,888	2 / 2	901 sf	\$654	402 888 GAUTHIER AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$400,000	1 / 1ba	663 sf	\$603	2026-06-14
\$598,000	2 / 2ba	871 sf	\$687	2025-03-22
\$575,000	2 / 2ba	927 sf	\$620	2025-03-17
\$493,000	1 / 1ba	653 sf	\$755	2025-03-03

Value & Financing

Price Positioning

\$654 /sq ft

Active listings here average **\$654/sf** vs **\$808/sf** across Coquitlam West.

19% below area average

Mortgage Snapshot

\$2,820 /mo

Entry price (from) **\$588,888**

20% down payment **\$117,778**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1994	LEVELS 4	SUITES 45	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1215	MANAGEMENT Dwell Property Management

Overview

La Brittany - 888 Gauthier Avenue, Coquitlam, BC V3K 6Y1, LMS1215 - Located on Gauthier Avenue and Blue Mountain Street in the popular Coquitlam West subarea of Coquitlam, close to Superstore, Silvercity Theatres, Crash Crawly's Adventure Fun Centre and Ikea. The notable landmarks around La Brittany are Mackin Park, Guilby Park and Vancouver Golf Club. Easy access to Skytrain, Highway 1 and other major routes allows for an easy commute to surrounding destinations including Burnaby, Vancouver and Surrey.

La Brittany is close to Alderson Elementary, Maillard Middle and Centennial Secondary Schools, Alderson YMCA Kids Club, Precious Minds Montessori School, Place Des Arts and wide variety of restaurants including Boston Pizza, My Greek Taverna, Tada Sushi and many others.

La Brittany is a four level complex built in 1994. It consists of 45 units featuring open floor plan, vaulted ceilings, cozy gas fireplace, walk-through closet, built-in vacuum and in-suite laundry; balcony or fully fenced red brick patio for ground floor units. Complex amenities include secured underground parking, storage and elevator. Maintenance fees include garbage pickup, gardening, gas, hot water and management. Don't miss your opportunity to own this amazing home.

Amenities & Features

- ✓ Elevator
- ✓ Storage
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gas
- ✓ Management
- ✓ Gardening
- ✓ Hot Water

Location



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