

BUILDING BROCHURE

MOUNTAINWOOD - 9153 SATURNA BUILDING

9153 Saturna Dr. · Burnaby, BC V3J 7K1 · Simon Fraser Hills



6 FOR SALE
FROM \$409,000

4 SOLD · 12 MO
\$300,000–\$525,000


12-MO SOLD TREND
-1

Unit Mix

1 Bedroom 10 units 708 – 900 sf from \$300,000	2 Bedroom 45 units 794 – 1,053 sf from \$390,000	3 Bedroom 29 units 956 – 1,209 sf from \$430,000	4 Bedroom 2 units 1,160 – 1,169 sf from \$590,000
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For Sale in Mountainwood - 9153 Saturna Building & Complex

6 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$549,000	2 / 1	1040 sf	\$528	201 9145 SATURNA DRIVE
\$538,000	3 / 1	1058 sf	\$509	202 9128 CAPELLA DRIVE
\$518,800	3 / 1	1058 sf	\$490	202 9128 CAPELLA DRIVE
\$429,000	2 / 1	960 sf	\$447	201 9132 CAPELLA DRIVE
\$419,000	2 / 1	860 sf	\$487	201 9153 SATURNA DRIVE
\$409,000	2 / 1	853 sf	\$479	304 9128 CAPELLA DRIVE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$515,000	3 / 1ba	987 sf	\$522	2026-07-14
\$300,000	1 / 1ba	735 sf	\$408	2026-05-22
\$525,000	3 / 1ba	1069 sf	\$491	2026-04-01
\$420,000	2 / 1ba	830 sf	\$506	2025-09-17

Value & Financing

Price Positioning

\$490 /sq ft

Active listings here average **\$490/sf** vs **\$860/sf** across Simon Fraser Hills.

43% below area average

Mortgage Snapshot

\$1,959 /mo

Entry price (from) **\$409,000**

20% down payment **\$81,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1978	LEVELS 4	SUITES 282	CONSTRUCTION Frame - Wood
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Overview

Mountainwood - 9153 Saturna Drive, Burnaby, BC V3J 7K1, NWS962 - Located in the popular Simon Fraser Hills area of Burnaby North on Saturna Drive and Aquarius Drive. This is a convenient area that is close to SFU, skytrain and Lougheed Mall with its abundance of retail shops and specialty services. Direct access to the Trans-Canada Highway and other major routes allows an easy commute to surrounding destinations including Vancouver, New Westminster and Surrey. Schools nearby include Stoney Creek Community School, Burnaby Mountain Secondary, Lyndhurst Elementary and Lyndhurst Preschool. For everyday shopping PriceSmart Foods and Walmart are located within Lougheed Town Centre, Canada Safeway on Clarke Road and Costco on Brighton Avenue. Some excellent restaurants in the area include BC Wine Club, Lougheed Village Inn Pub, Anducci's Italian Kitchen, Trinitea Gallery Cafe, Cumpari's Gelato E Caffe and Lougheed Wonton House. Recreation amenities of the area are represented by She's Fit and GoodLife Fitness 24 Hour complexes offering various programs and activities - swimming, squash, sports in gymnasium, weight training, fitness and much more.

Mountainwood is a multiple address complex that includes 26 townhomes with 282 units on 9143, 9145, 9146, 9147, 9148, 9149, 9150, 9151, 9152, 9153, 9154 and 9155 Saturna Drive, 8686 and 8688 Centaurus Circle and 9125, 9126, 9127, 9128, 9129, 9130, 9131, 9132, 9133, 9134, 9136 and 9138 Capella Drive.

Mountainwood was built in 1978 and its units featuring in suite laundry, open floor plan, plenty of storage and balcony. Enjoy complex amenities such as an outdoor pool, exercise centre, club house, sauna, playground, gardening, plenty of parking, caretaker on site, garbage pickup and snow removal. Convenient location, beautiful views, onsite amenities - move to Mountainwood today!

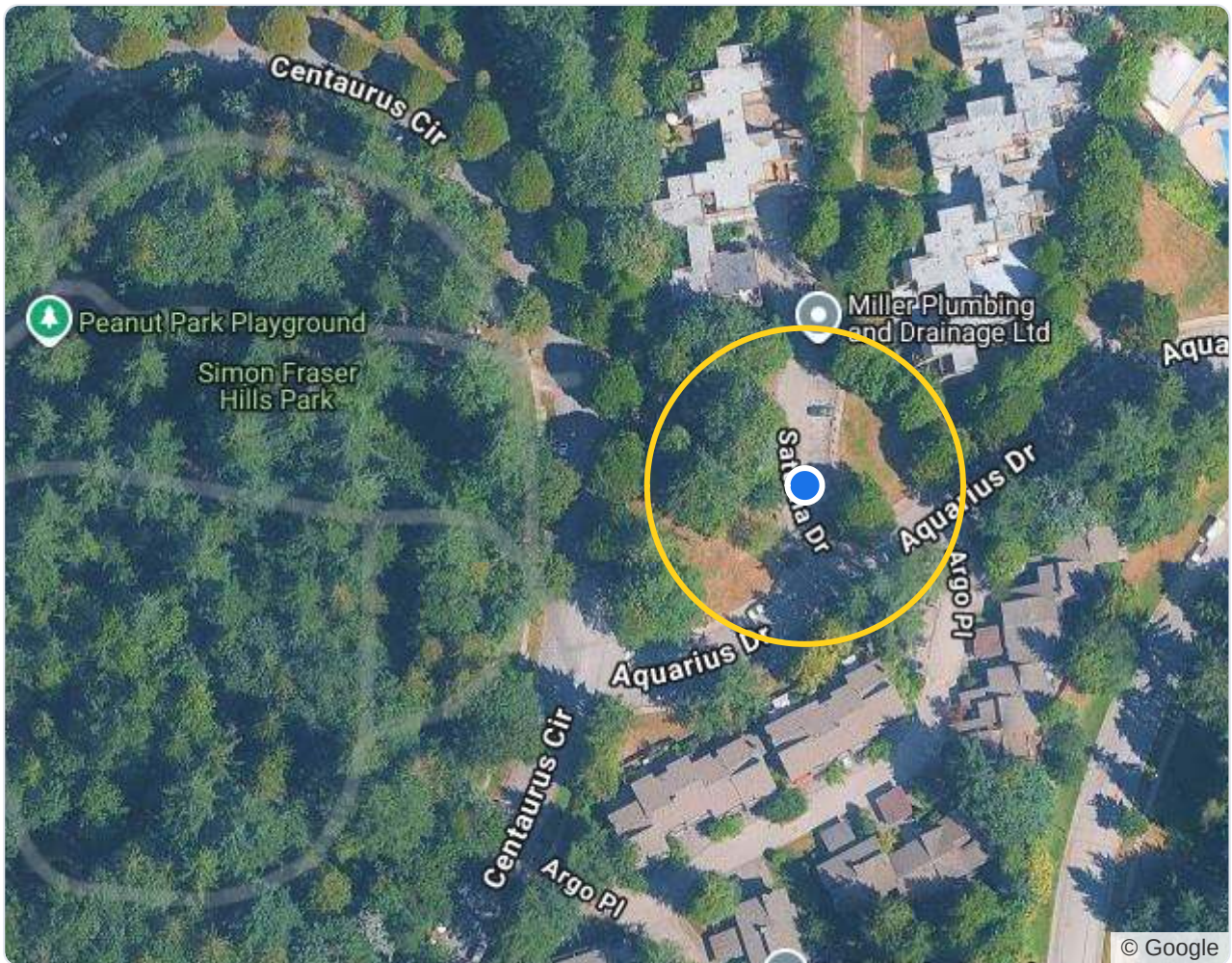
Amenities & Features

- | | |
|--------------------|---------------------|
| ✓ Club House | ✓ Exercise Centre |
| ✓ In Suite Laundry | ✓ Playground |
| ✓ Pool; Outdoor | ✓ Recreation Center |

Maintenance Fees Include

- | | |
|-------------|-----------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Recreation Facility |

Location



Les Twarog

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