

BUILDING BROCHURE

VILLAGE SQUARE – 918 RODERICK BUILDING

918 Roderick Ave. · Coquitlam, BC V3K 1R1 · Maillardville



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2 FOR SALE
FROM \$388,000

12-MO SOLD TREND
38.2

Unit Mix

1 Bedroom

8 units

638 – 727 sf

from \$275,000

For Sale in Village Square - 918 Roderick Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$398,000	1 / 1	645 sf	\$617	115 918 RODERICK AVENUE
\$388,000	1 / 1	727 sf	\$534	114 918 RODERICK AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$380,000	1 / 1ba	662 sf	\$574	2025-06-20
\$405,000	1 / 1ba	638 sf	\$635	2024-10-04
\$375,000	1 / 1ba	642 sf	\$584	2023-03-12
\$360,000	1 / 1ba	650 sf	\$554	2023-01-08

Value & Financing

Price Positioning

\$575 /sq ft

Active listings here average **\$575/sf** vs **\$809/sf** across Maillardville.

29% below area average

Mortgage Snapshot

\$1,858 /mo

Entry price (from) **\$388,000**

20% down payment **\$77,600**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1990	LEVELS 4	SUITES 35	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN NWS3365	MANAGEMENT Obsidian Property Management

Overview

Village Square - 918 Roderick Avenue, Coquitlam, BC V3K 1P9, NWS3365 - Located on Roderick Avenue and Blue Mountain Street in the popular Maillardville subarea of Coquitlam, close to Superstore, Silvercity Theatres, Crash Crawly's Adventure Fun Centre and Ikea. The notable landmarks around Village Square 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.

Village Square 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.

Village Square is a four level complex built in 1990. It consists of 35 units featuring vaulted ceiling, in-suite laundry, storage space and balcony. Complex amenities include secured parking, elevator and wheelchair access. Maintenance fees include caretaker, garbage pickup, gardening and management. Don't miss your opportunity to own this amazing home.

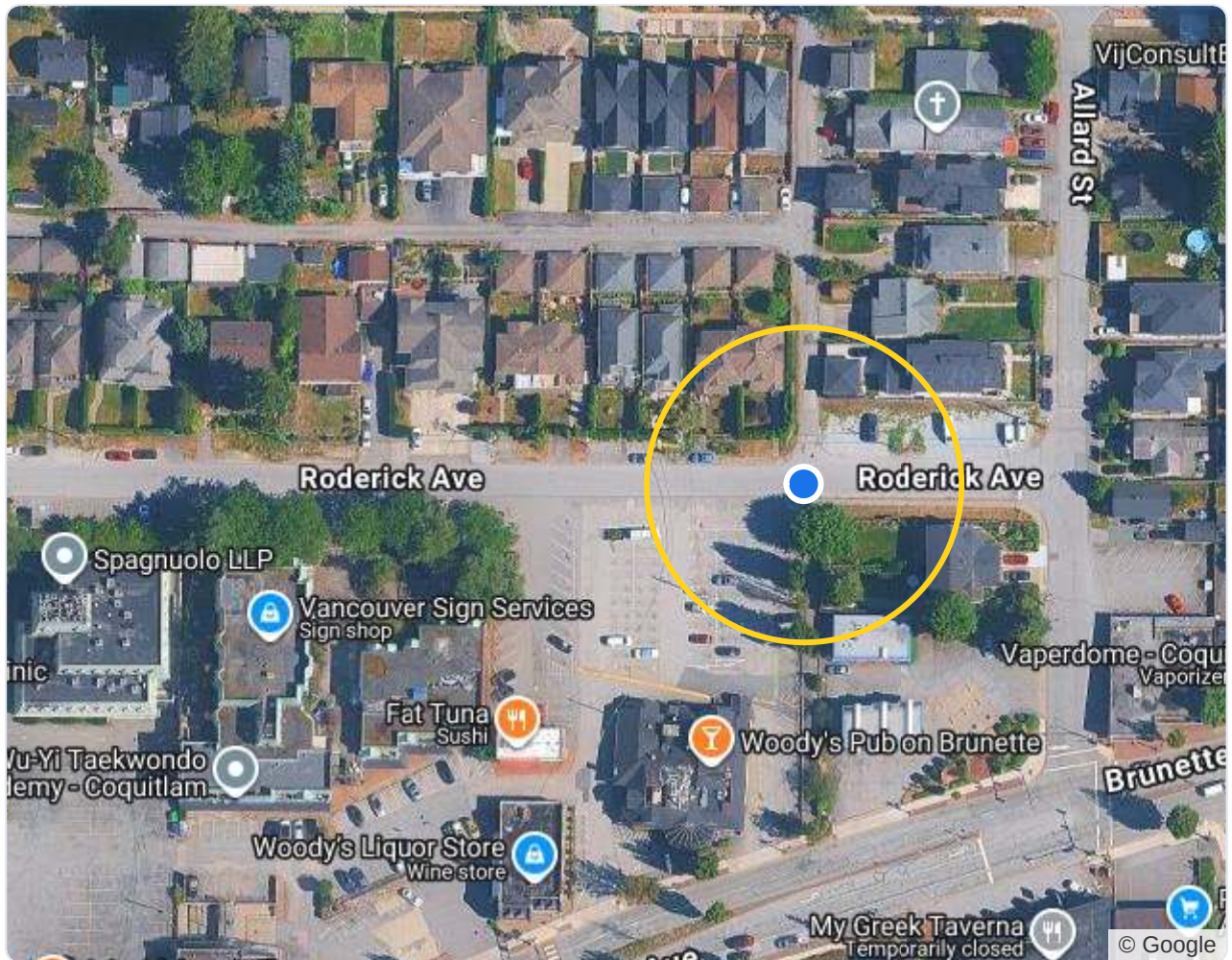
Amenities & Features

- | | |
|---------------------|--------------------|
| ✓ Elevator | ✓ In Suite Laundry |
| ✓ Wheelchair Access | |

Maintenance Fees Include

- | | |
|-------------|------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Management |

Location



Les Twarog

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