

BUILDING BROCHURE

EDGEWOOD PLACE

9280 Salish Crt. · Burnaby, BC V3J 7C5 · Sullivan Heights



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3 FOR SALE
FROM \$349,900

4 SOLD · 12 MO
\$392,500–\$578,000


12-MO SOLD TREND
-21.1

Unit Mix

1 Bedroom

34 units
689 – 825 sf
from \$349,900

2 Bedroom

11 units
962 – 992 sf
from \$453,000

For Sale in Edgewood Place & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$390,000	1 / 1	748 sf	\$521	607 9280 SALISH COURT
\$379,900	1 / 1	689 sf	\$551	801 9280 SALISH COURT
\$349,900	1 / 1	730 sf	\$479	1705 9280 SALISH COURT

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$392,500	1 / 1ba	717 sf	\$547	2026-04-09
\$564,000	2 / 2ba	975 sf	\$578	2026-02-04
\$578,000	2 / 2ba	988 sf	\$585	2026-01-19
\$487,000	2 / 2ba	962 sf	\$506	2025-11-15

Value & Financing

Price Positioning

\$517 /sq ft

Active listings here average **\$517/sf** vs **\$863/sf** across Sullivan Heights.

40% below area average

Mortgage Snapshot

\$1,676 /mo

Entry price (from) **\$349,900**

20% down payment **\$69,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1977	LEVELS 21	SUITES 136	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN NWS789	MANAGEMENT Bayside Property Services Ltd.

Overview

Edgewood Place - 9280 Salish Court, Burnaby V3J 7C5, NWS789 - Conveniently located in the Sullivan Heights area of Burnaby North across from Walmart and Lougheed Town Centre with its retail shops and specialty services. Some excellent restaurants in the area include Anducci's Italian Kitchen, Papa John's Pizza, Hanano Sushi and Grill, The Golden Boot Caffe to name a few. Lougheed Skytrain station providing direct access to Downtown Vancouver is a short walk away. Schools nearby include Roy Stibbs Elementary, Mountain View Elementary and Lord Baden-Powell Elementary. For grocery shopping Kin's Farm Market and Safeway are located just around the corner on Austin Road, Pricesmart is a short stroll away on North Road. Cameron Recreation Complex is only a step away for fitness classes, raquetball, squash and more. Public transit routes allow easy access to Burnaby, Vancouver and YVR.

Edgewood Place was built in 1977 and consists of 136 very well-maintained homes spread over 21 floors featuring great floorplan, bright living rooms, functional kitchens, walk-in closets, spectacular views, insuite laundries, storage and private balconies. Building amenities include outdoor pool, sauna, lounge, guest suite and workshop. Maintenance fees include caretaker, garbage pickup, gardening, hot water, management and recreation facilities.

Convenient location, spectacular views, onsite amenities - move to Edgewood Place today!

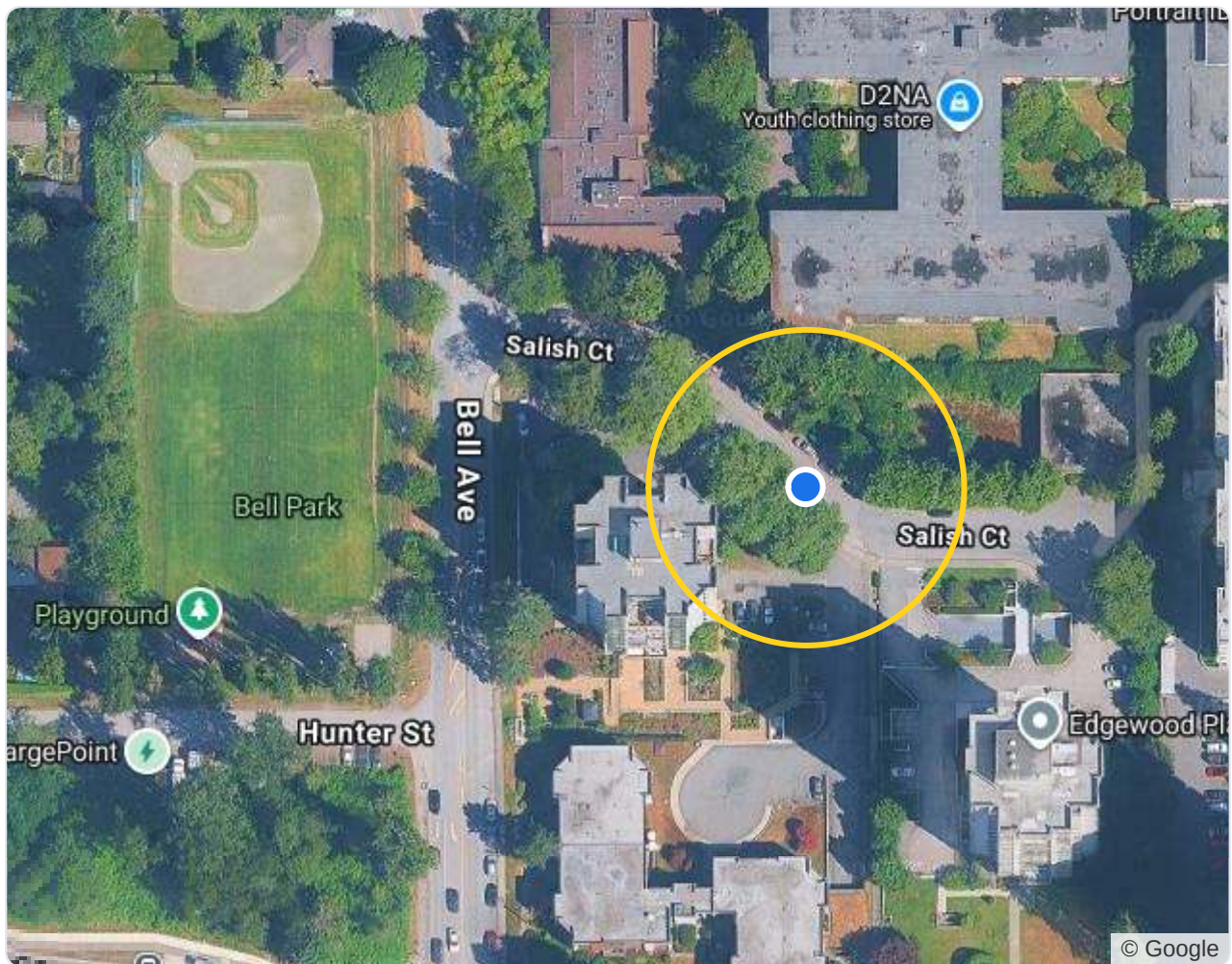
Amenities & Features

- | | |
|-----------------|--------------------|
| ✓ Elevator | ✓ In Suite Laundry |
| ✓ Pool; Outdoor | ✓ Storage |

Maintenance Fees Include

- | | |
|-----------------------|------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Heat |
| ✓ Hot Water | ✓ Management |
| ✓ Recreation Facility | |

Location



Les Twarog

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