

BUILDING BROCHURE

COOPERS LANDING

935 Ewen Ave. · New Westminster, BC V3M 0A1 · Queensborough



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3 FOR SALE
FROM \$765,000

4 SOLD · 12 MO
\$730,000–\$805,000

12-MO SOLD TREND
-7.5

Unit Mix

2 Bedroom 10 units 1,204 – 1,513 sf from \$624,000	3 Bedroom 28 units 1,291 – 1,563 sf from \$645,000	4 Bedroom 1 unit 1,565 – 1,565 sf from \$898,900
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For Sale in Coopers Landing & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$898,900	4 / 3	1565 sf	\$574	8 935 EWEN AVENUE
\$875,000	3 / 3	1395 sf	\$627	68 935 EWEN AVENUE
\$765,000	2 / 2	1513 sf	\$506	99 935 EWEN AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$800,000	3 / 2ba	1403 sf	\$570	2026-06-18
\$730,000	2 / 2ba	1404 sf	\$520	2026-05-13
\$805,000	3 / 2ba	1459 sf	\$552	2026-04-27
\$750,880	2 / 2ba	1270 sf	\$591	2025-11-26

Value & Financing

Price Positioning \$569 /sq ft Active listings here average \$569/sf vs \$715/sf across Queensborough. 20% below area average	Mortgage Snapshot \$3,664 /mo Entry price (from) \$765,000 20% down payment \$153,000 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 2006	LEVELS 3	SUITES 154	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN BCS1515	MANAGEMENT Ascent Real Estate Management Corporation

Overview

Coopers Landing - 935 Ewen Avenue, New Westminster, BC V3M 0A1, Canada. StrataPlan BCS1515. Situated in a family oriented neighborhood in the charming Queensborough community, this amazing location is right across from a park, 2 schools, a recreation center and a community center. It is walking distance to a shopping mall featuring Walmart, Best Buy, Starbucks, Outlet clothing stores, Home Outfitters and so much more! There is also an easy access to all major routes with bus going directly to Skytrain station and a Casino is just minutes away. Coopers Landing h features 154 town home units built in 2006. This beautiful complex boasts bright and spacious open floor plan layout, high ceilings, granite counters, stainless steel appliances, gas fireplace, in-suite laundry, recreation room in the basement, large patio for BBQs and entertaining, large private balcony, fenced yard and attached garage with lots of storage space and workshop area. This solid building has a solid hardy plank exterior and rain screened technology. Live, play, relax all here at Coopers Landing a well run property with quality finishing!

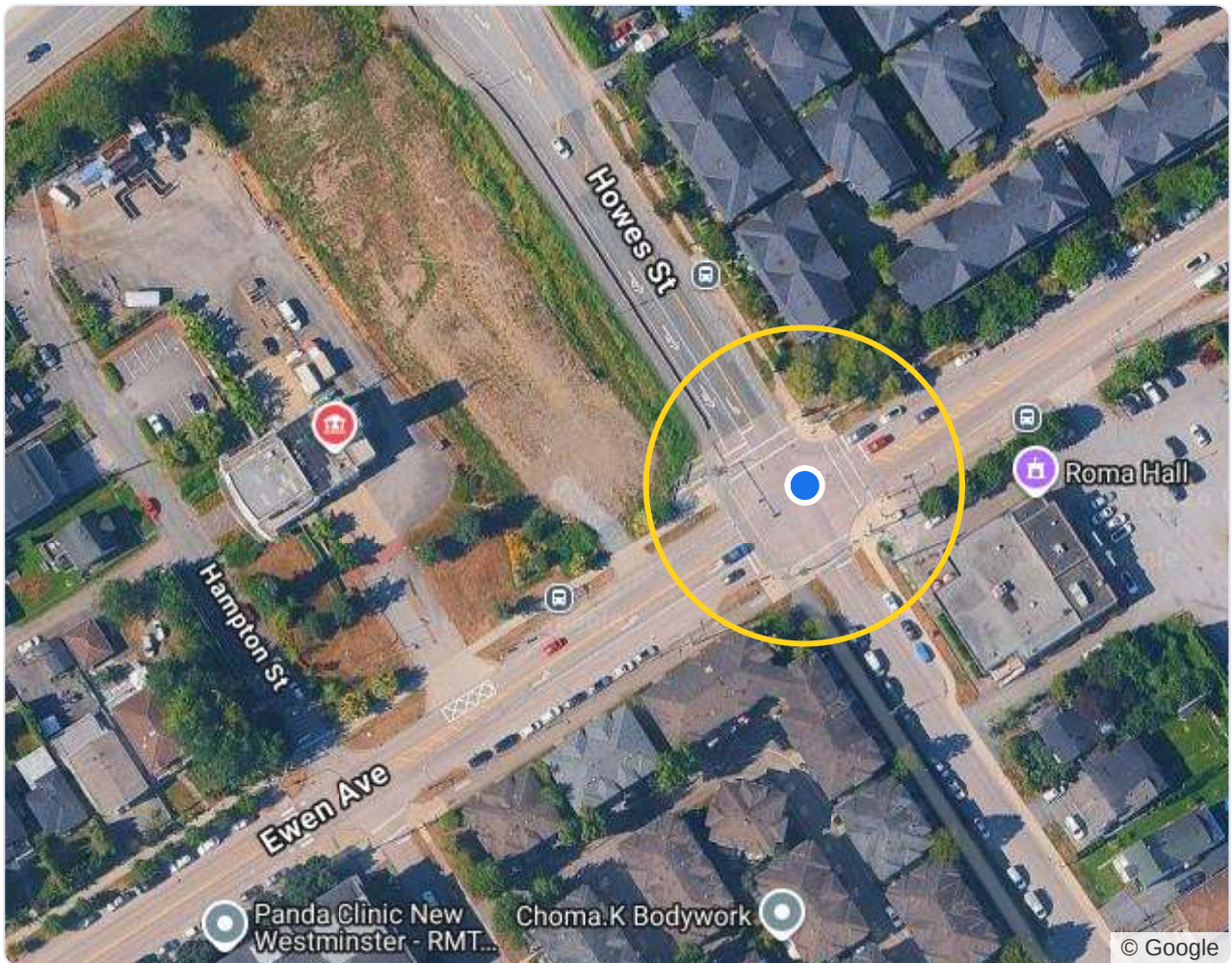
Amenities & Features

- | | |
|--------------------|--------------|
| ✓ In Suite Laundry | ✓ Playground |
|--------------------|--------------|

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

604 671 7000 · les@6717000.com · bccondos.net



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