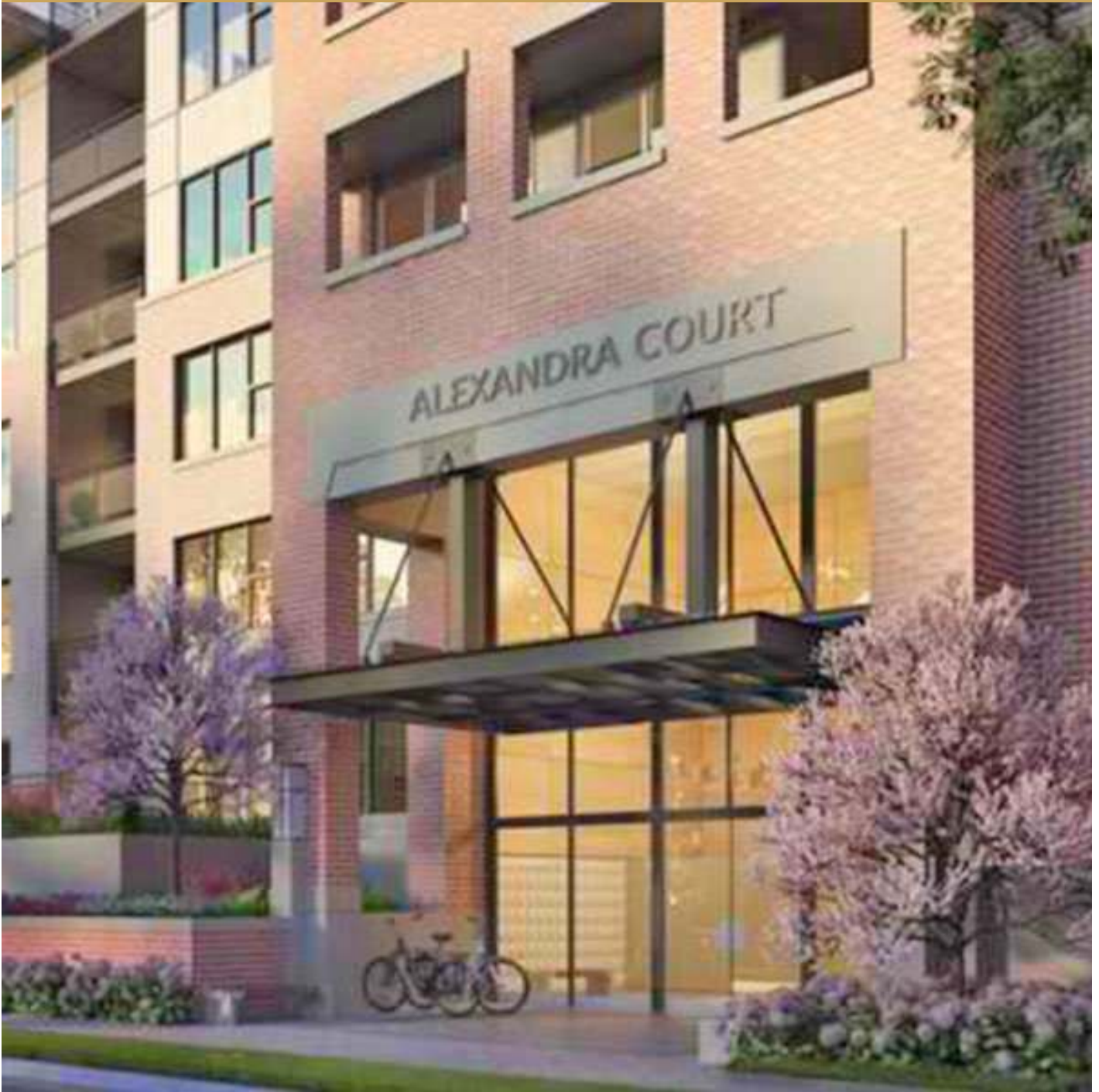


BUILDING BROCHURE

ALEXANDRA COURT - 9399 ALEXANDRA BUILDING

9399 Alexandra Rd. · Richmond, BC V6X 2K5 · West Cambie





16 FOR SALE
FROM \$550,000

19 SOLD · 12 MO
\$536,500–\$784,800



Unit Mix

1 Bedroom

14 units
630 – 729 sf
from \$536,500

2 Bedroom

80 units
720 – 998 sf
from \$573,000

3 Bedroom

2 units
1,045 – 1,080 sf
from \$860,000

For Sale in Alexandra Court – 9399 Alexandra Building & Complex

16 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$868,000	2 / 2	958 sf	\$906	405 9388 TOMICKI AVENUE
\$860,000	3 / 2	1080 sf	\$796	215 9388 TOMICKI AVENUE
\$728,800	2 / 2	870 sf	\$838	418 9388 TOMICKI AVENUE
\$719,000	2 / 2	840 sf	\$856	427 9311 ALEXANDRA ROAD
\$719,000	2 / 2	848 sf	\$848	613 9388 TOMICKI AVENUE
\$699,900	2 / 2	884 sf	\$792	320 9311 ALEXANDRA ROAD
\$688,000	2 / 2	826 sf	\$833	111 9311 ALEXANDRA ROAD
\$680,000	2 / 2	834 sf	\$815	416 9366 TOMICKI AVENUE
\$678,000	2 / 2	821 sf	\$826	102 9399 ALEXANDRA ROAD
\$675,000	2 / 2	849 sf	\$795	521 9311 ALEXANDRA ROAD

...and 6 more — see all 16 at bccondos.net/9399-alexandra-rd

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$672,000	2 / 2ba	822 sf	\$818	2026-07-15
\$760,000	2 / 2ba	963 sf	\$789	2026-07-01
\$600,000	2 / 1ba	764 sf	\$785	2026-06-28
\$573,000	2 / 1ba	764 sf	\$750	2026-06-10

Value & Financing

Price Positioning

\$819 /sq ft

Active listings here average **\$819/sf** vs **\$827/sf** across West Cambie.

In line with the area

Mortgage Snapshot

\$2,634 /mo

Entry price (from) **\$550,000**

20% down payment **\$110,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2015	LEVELS 6	SUITES 547	CONSTRUCTION Frame - Wood
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN EPS2669	DEVELOPER Polygon
ARCHITECT Robert Ciccozzi Architecture Inc		MANAGEMENT First Service Residential	

Overview

Alexandra Court - 9399 Alexandra Road, Richmond, BC V6 X 2K5, Canada. Strata plan number EPP33782. Crossroads are Alexandra Road and May Drive. This development is 6 stories with 138 units. Completed in 2015. Alexandra Court is developed by Polygon Development. Architecture by Robert Ciccozzi Architecture Inc. Maintenance fees include Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management and Recreation Facility.

Other buildings in the complex are 9399 Alexandra Road, 9311 Alexandra Road, 9366 Tomicki Avenue and 9388 Tomicki Avenue.

Nearby parks include Odlin Park, Odlinwood Park and Tomsett Neighbourhood School Park. Closest school include Tomsett Elementary School, Talmey Elementary, Omni College, William Cook Elementary, Henry Anderson Elementary and A.R. MacNeill Secondary School. Close to

China World Supermarket, Richmond Night Market, Richmond Public Market and PriceSmart Foods.

Walking distance restaurant within this location are Z&Y Shanghai Cuisine, Golden Sichuan Hotpot, Nando's Richmond North (Garden City)-Spicy Afro-Portuguese chicken chain, Goodbowl, Pepper Lunch, Ajishou Japanese Cuisine, Thai Son Restaurant, Banh Mi Tres Bon-Cozy cafe for Vietnamese favorites, The Canadian Brewhouse & Grill and more.

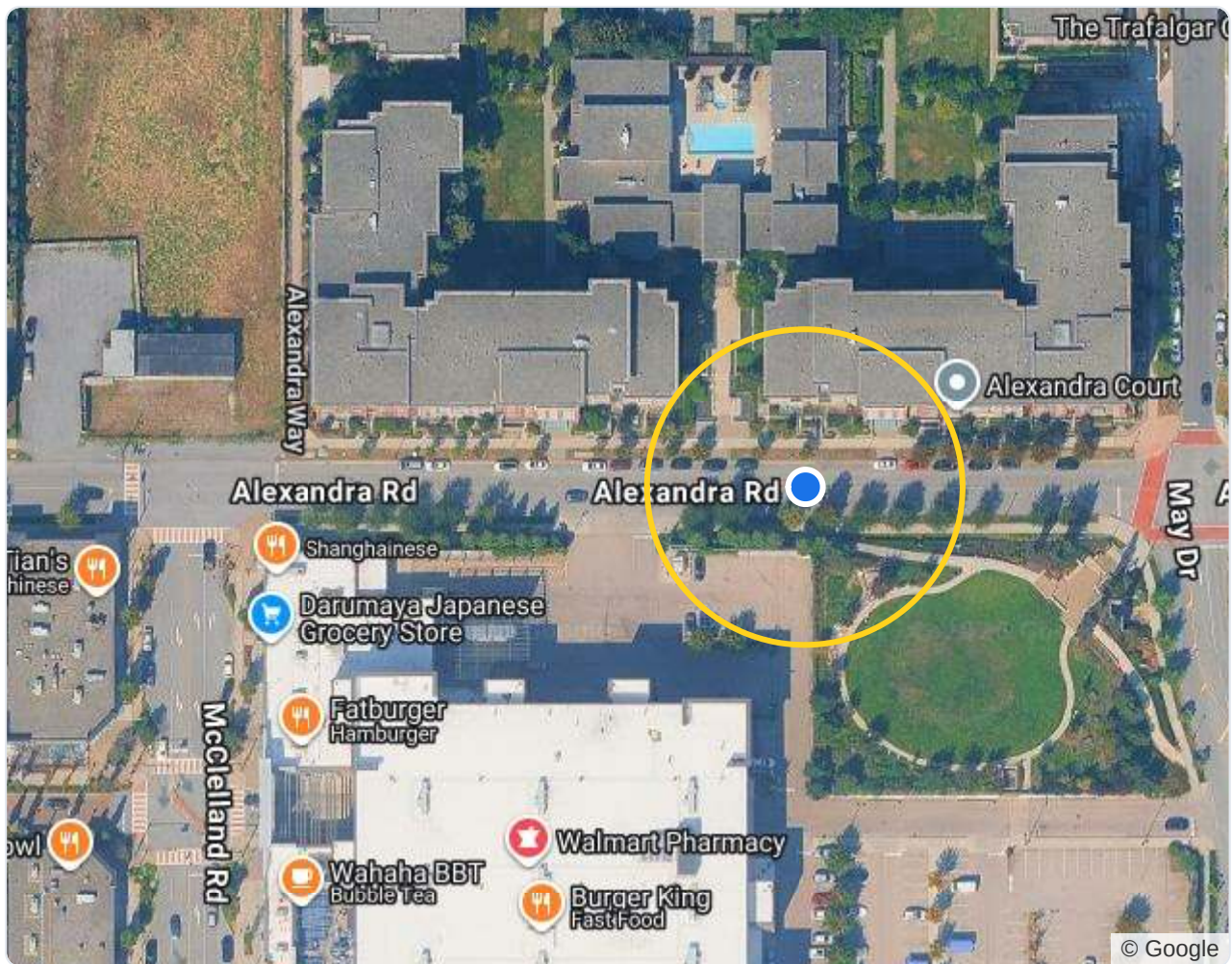
Amenities & Features

- | | |
|-------------------|---------------------|
| ✓ Club House | ✓ Elevator |
| ✓ Exercise Centre | ✓ Guest Suite |
| ✓ Pool; Outdoor | ✓ Swirlpool/hot Tub |

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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Book a Viewing
scan or call