

BUILDING BROCHURE

CAMBRIDGE PARK - 9500 ODLIN BUILDING

9500 Odlin Rd. · Richmond, BC V6X 1C9 · West Cambie



Scan to view online



4 FOR SALE
FROM \$625,000

11 SOLD · 12 MO
\$514,000-\$710,000



Unit Mix

1 Bedroom

12 units
616 – 783 sf
from \$482,000

2 Bedroom

64 units
774 – 1,033 sf
from \$540,000

3 Bedroom

2 units
1,052 – 1,052 sf
from \$748,000

For Sale in Cambridge Park - 9500 Odlin Building & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$699,000	2 / 2	888 sf	\$787	428 9399 TOMICKI AVENUE
\$629,000	2 / 2	888 sf	\$708	235 9500 ODLIN ROAD
\$625,000	2 / 2	853 sf	\$733	331 9500 ODLIN ROAD
\$625,000	2 / 2	853 sf	\$733	330 9500 ODLIN ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$580,000	2 / 2ba	851 sf	\$682	2026-07-15
\$710,000	2 / 2ba	1030 sf	\$689	2026-04-23
\$583,000	2 / 1ba	792 sf	\$736	2026-04-17
\$514,000	1 / 1ba	616 sf	\$834	2026-01-29

Value & Financing

Price Positioning

\$740 /sq ft

Active listings here average **\$740/sf** vs **\$817/sf** across West Cambie.

9% below area average

Mortgage Snapshot

\$2,993 /mo

Entry price (from) **\$625,000**

20% down payment **\$125,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2011	LEVELS 4	SUITES 229	CONSTRUCTION Frame - Wood
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN BCS4008	DEVELOPER Polygon
ARCHITECT Robert Ciccozzi Architecture Inc		MANAGEMENT Self Managed	

Overview

Cambridge Park - 9500 Odlin Avenue, Richmond, BC V6X 1C9, Canada. Strata Plan BCS4008, 4 levels, 229 units, built 2011 - located at the corner of Odlin Road and No 4 Road in Richmond's

Alexandra Gardens neighborhood. Cambridge Park is one of six communities being built by Polygon in Richmond's planned community, Alexandra Gardens, which is a redevelopment of all the land located between Cambie Road, No 4 Road, Alderbridge Way and Garden City Road. Cambridge Park consists of two phases with 259 units at 9500 Odlin Road and 9399 Tomicki Avenue. Designed by award-winning architect Robert Ciccozzi, these International style distinctive brick buildings are arranged to present a strong perimeter around a private interior courtyard graced with beautifully landscaped gardens.

Inside, those 1, 2 & 3-bedroom homes feature broadloom quality carpeting, ceiling fans in all rooms, granite countertops in kitchens and bathrooms, porcelain tile flooring in entry, kitchen, nook and bathrooms, high-end stainless steel appliances, deluxe soaker tubs, stylish chrome accessories, insuite laundry and large covered sundecks. Also residents can enjoy the 2,000 square feet amenities including a guest suite, fitness studio, billiards, lounge with flat-screen TV, a children's play area, and a resident concierge.

Cambridge Park is adjacent to future 5 acre parklands and greenways along with the future shopping village, and 15 minute walk to Aberdeen SkyTrain station. Also close by are the historic fishing village of Steveston, the Olympic Oval, Richmond's downtown core, YVR and six major shopping centers. Cambridge Park is managed by AWM Alliance 604-685-3227. 2 pets allowed (cats and dogs allowed), rentals allowed.

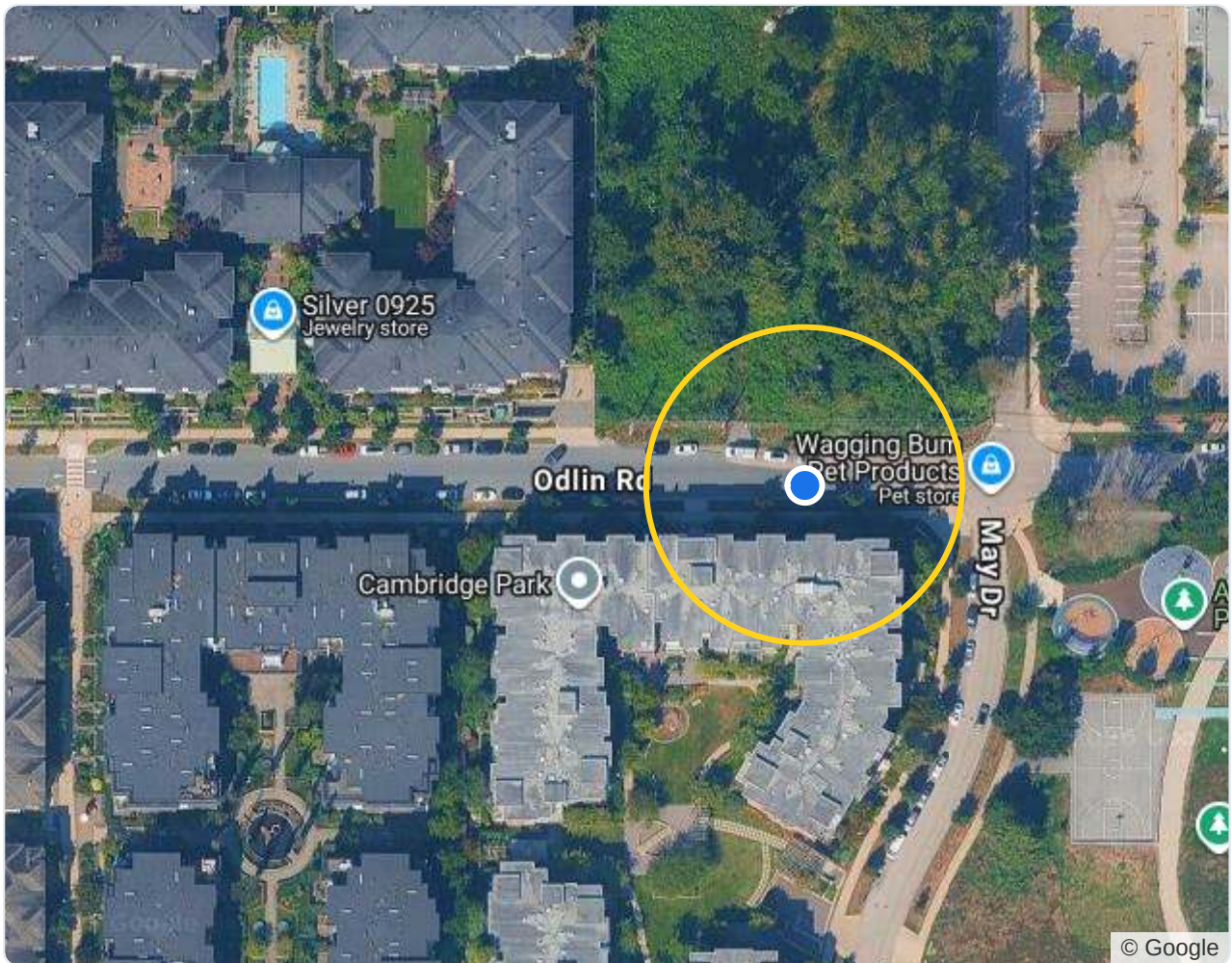
Amenities & Features

- | | |
|---------------------|-------------------|
| ✓ Air Cond./central | ✓ Club House |
| ✓ Elevator | ✓ Exercise Centre |
| ✓ Guest Suite | ✓ Playground |

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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