

BUILDING BROCHURE

STRATHMORE TOWERS - 9633 MANCHESTER BUILDING

9633 Manchester Dr. · Burnaby, BC V3N 4Y9 · Cariboo



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8 FOR SALE
FROM \$399,999

7 SOLD · 12 MO
\$510,000-\$699,000



Unit Mix

1 Bedroom 10 units 668 – 688 sf from \$399,999	2 Bedroom 60 units 784 – 1,003 sf from \$510,000	3 Bedroom 18 units 1,142 – 1,581 sf from \$640,000
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For Sale in Strathmore Towers – 9633 Manchester Building & Complex

8 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$689,900	3 / 2	1218 sf	\$566	402 9603 MANCHESTER DRIVE
\$602,000	2 / 2	974 sf	\$618	505 9633 MANCHESTER DRIVE
\$598,000	2 / 2	980 sf	\$610	706 9633 MANCHESTER DRIVE
\$589,000	2 / 2	930 sf	\$633	1108 9623 MANCHESTER DRIVE
\$579,000	2 / 2	974 sf	\$594	906 9623 MANCHESTER DRIVE
\$560,000	2 / 2	936 sf	\$598	402 9633 MANCHESTER DRIVE
\$529,000	2 / 2	800 sf	\$661	1007 9633 MANCHESTER DRIVE
\$399,999	1 / 1	670 sf	\$597	1101 9623 MANCHESTER DRIVE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$620,000	2 / 2ba	1003 sf	\$618	2026-07-11
\$699,000	3 / 2ba	1151 sf	\$607	2026-05-05
\$550,000	2 / 2ba	800 sf	\$688	2026-03-11
\$640,000	2 / 2ba	1001 sf	\$639	2026-01-18

Value & Financing

Price Positioning

\$610 /sq ft

Active listings here average **\$610/sf** vs **\$855/sf** across Cariboo.

29% below area average

Mortgage Snapshot

\$1,916 /mo

Entry price (from) **\$399,999**

20% down payment **\$80,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1994	LEVELS 18	SUITES 337	CONSTRUCTION Concrete
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1101	DEVELOPER Fidelity Development Ltd.
MANAGEMENT Siegle Properties B.c. Ltd.			

Overview

Strathmore Towers - 9633 Manchester Drive, Burnaby V3N 4R2, LMS1101 - Conveniently located in the Cariboo area of Burnaby North across from Walmart and Lougheed Town Centre with its retail shops and specialty services 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 St. Michael's Elementary, Roy Stibbs Elementary and Hume Park Elementary. For grocery shopping Safeway is located just around the corner on Austin Road, with various quick-stop and food markets in the area. Cameron Recreation Complex is only a step away for fitness classes, racquetball, squash and more.

Strathmore Towers were built in 1994 and consists of 3 buildings with a total of 337 homes featuring bright and spacious rooms, breathtaking views, cosy fireplaces, soundproof party walls, european-style kitchens with double stainless steel sinks, garburators and sprays; ceramic tiles in kitchens and bathrooms, insuite washers and driers, large private balconies, storage lockers and secure parking. Enjoy amenities such as an outdoor pool and whirlpool, indoor whirlpool and sauna, gym and tennis courts, social room with kitchenette and ample visitor parking. Maintenance fees include caretaker, garbage pickup, gardening, gas, hot water, management and recreation facilities.

Strathmore Towers offer comfortable living in a convenient location - move here today!

Amenities & Features

- ✓ Exercise Centre
- ✓ Pool; Outdoor
- ✓ Swirlpool/hot Tub
- ✓ In Suite Laundry
- ✓ Sauna/steam Room
- ✓ Tennis Court(s)

Maintenance Fees Include

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

Location



Les Twarog

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