

BUILDING BROCHURE

PARKSIDE

9651 Alberta Rd. · Richmond, BC V6Y 1T5 · McLennan North



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1 FOR SALE
FROM \$1,180,000

12-MO SOLD TREND
4.6

Unit Mix

3 Bedroom

3 units

1,397 – 1,504 sf

from \$1,050,000

For Sale in Parkside & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,180,000	3 / 3	1397 sf	\$845	21 9651 ALBERTA ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,098,000	3 / 3ba	1408 sf	\$780	2021-10-04
\$1,050,000	3 / 3ba	1504 sf	\$698	2021-07-05

Value & Financing

Price Positioning

\$845 /sq ft

Active listings here average **\$845/sf** vs **\$786/sf** across McLennan North.

8% above area average

Mortgage Snapshot

\$5,651 /mo

Entry price (from) **\$1,180,000**

20% down payment **\$236,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2011	LEVELS 3	SUITES 22	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN BCS4266	DEVELOPER Centro Parkside Development Ltd.
ARCHITECT Yamamoto Architecture		MANAGEMENT Dorset Realty Group	

Overview

Parkside - 9651 Alberta Road, Richmond, BC V6Y 1T7, 3 Levels, 22 town homes, built 2011, Crossing roads: Alberta Road and No. 4 Road. Set against 30 acre Garden City Community Park, within walking distance of shopping and amenities, you will find Parkside by Centro Properties - a collection of 22 Georgian-inspired townhouses in central Richmond's McLennan North neighborhood.

Designed by award winning Yamamoto Architecture Inc., these three bedroom town homes are

inspired by the classic charm of Georgian-style row houses. The striking architecture impresses with the distinct brick cladding, stately gables, and decorative wooden shutters with charming window boxes. Beautifully landscaped lawns and children's playground provide a reprieve from the pace of the city.

Contemporary interiors feature a combination of quality laminate floors and porcelain floors, 10' ceilings, crown molding, oversized windows, granite counters, flat panel cabinets, LG stainless steel appliances, and luxurious bathrooms. Large private decks invite outdoor entertaining, and tandem two-car garages welcome residents of every home.

Residents at Parkside Town homes will be within walking distance to Richmond Public Library, Yaohan Center, Richmond Center, Lansdowne Mall, Canada Line Brighthouse Station, Kwantlen University as well as the 2010 BCRPA Provincial Award winning Garden City Community Park. Also, if you have children attending school, Parkside is close to McLennan South, McRoberts Secondary, Cook Elementary, Richmond Secondary, Matthew McNair Secondary, and DeBeck Elementary, all top ranked educational schools in the city. Also, Parkside Town homes is just minutes away from Vancouver International Airport, Richmond Olympic Oval, Richmond Hospital, and No. 3 Road's shops, markets and international dining options.

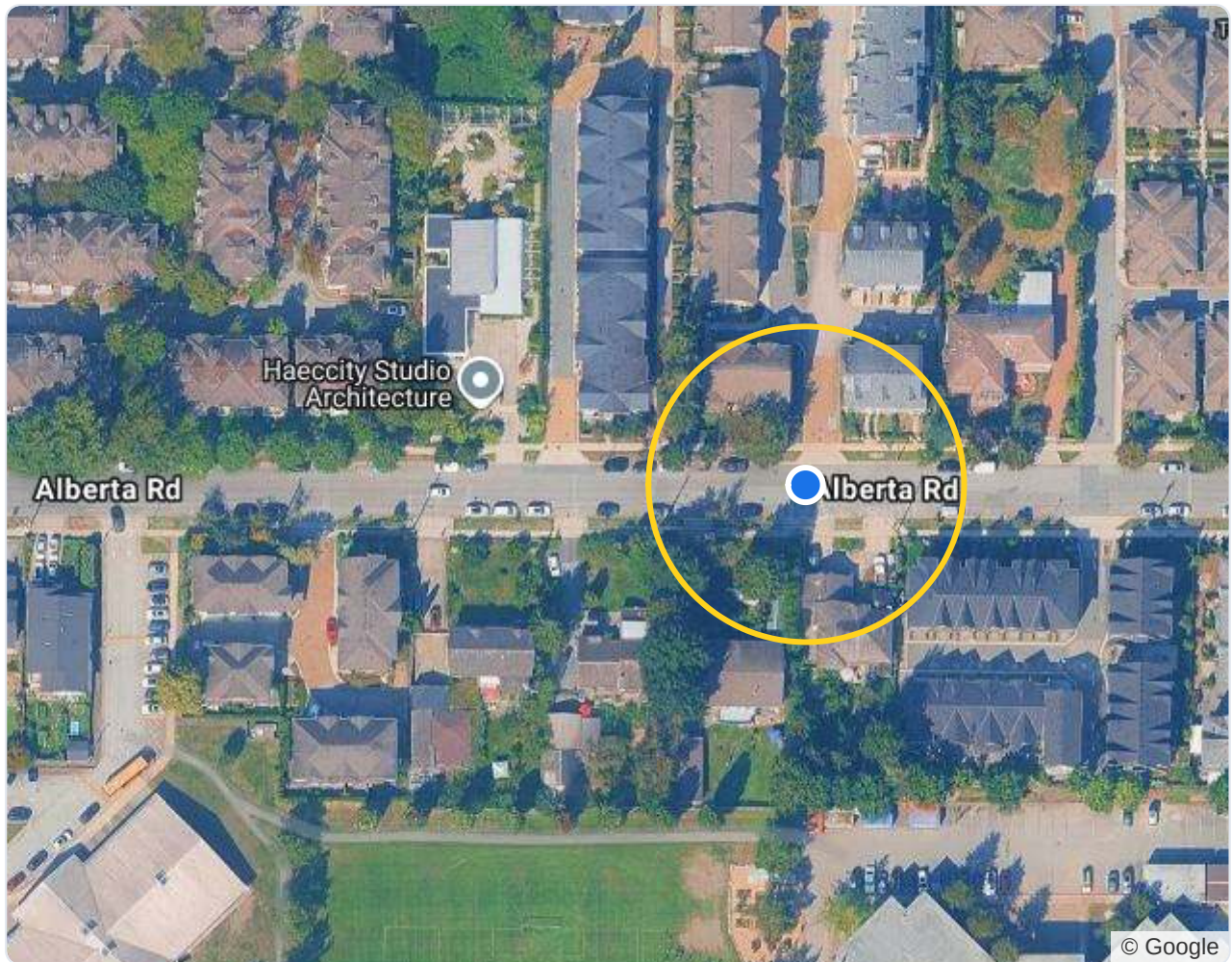
Amenities & Features

- ✓ Garden
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Hot Water
- ✓ Management
- ✓ Sewer
- ✓ Water

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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