

BUILDING BROCHURE

GLENACRES VILLAGE - 9651 GLENDOWER BUILDING

9651 Glendower Dr. · Richmond, BC V7A 2Y6 · Saunders



2 FOR SALE
FROM \$765,000

3 SOLD · 12 MO
\$725,000-\$760,000



Unit Mix

3 Bedroom

33 units

1,247 – 1,322 sf

from \$564,000

For Sale in Glenacres Village - 9651 Glendower Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$769,000	3 / 2	1280 sf	\$601	117 9700 GLENACRES DRIVE
\$765,000	3 / 2	1275 sf	\$600	107 9700 GLENACRES DRIVE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$760,000	3 / 2ba	1277 sf	\$595	2026-07-12
\$725,000	3 / 2ba	1276 sf	\$568	2026-05-01
\$745,000	3 / 2ba	1280 sf	\$582	2026-03-22
\$799,000	3 / 2ba	1247 sf	\$641	2025-08-07

Value & Financing

Price Positioning

\$600 /sq ft

Active listings here average **\$600/sf** vs **\$750/sf** across Saunders.

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**

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

YEAR BUILT 1970	LEVELS 2	SUITES 141	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN NWS12	

Overview

Glenacres Village - 9651 Glendower Drive, Richmond, BC V7A 2Y6, NWS12 - Located in the popular Saunders area in the very heart of Richmond on Glendower Drive. This is a central location that is close to transit. Direct access to the Vancouver-Blaine Highway, No 4 Road and other major routes allows an easy commute to surrounding destinations including Vancouver, New Westminster and Burnaby. Glenacres Village is just a short stroll to Hugh McRoberts Secondary School, Walter Lee Elementary School, James Whiteside Elementary School, School Board Richmond with its great sport facilities, Danny's Market, Heather Dolphin

Neighbourhood Park, South Arm Outdoor Pool, Richlea Shopping Centre, Broadmoor Shopping Centre and Richmond Country Club. Conviniet location offers very short drive to Save-On-Foods, Safeway, Richmond Central Mall, Blundell Plaza, Ironwood and Garden City Plaza. Glenacres Village is complex of two level townhouses that offers 141 units in Strata built in 1970. Most homes feature spacious floor plans, in suite laundry, cozy gas or wood fireplaces, laminate floors and large fenced patio. Residents have parking for visitors and ample storage spaces. Building features include a children's playground, outdoor pool and sauna. This is a well maintained building with recent roof and paint updates. Maintenance charge includes city utilities. Glenacres Village is an excellent quiet complex with live-in caretaker and secure building that offers condo living at it's finest.  Live here today!

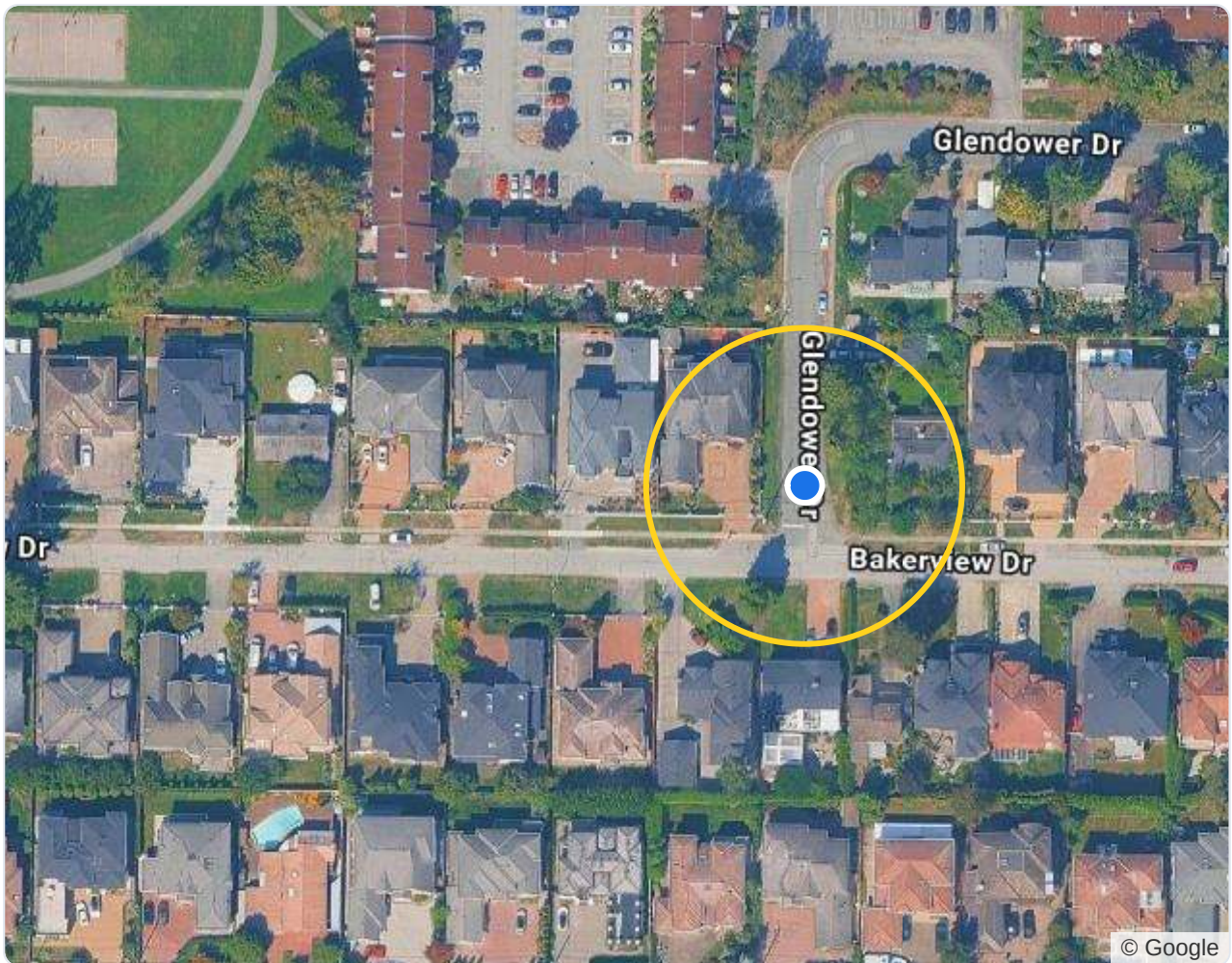
Amenities & Features

- | | |
|--------------------|--------------|
| ✓ In Suite Laundry | ✓ Playground |
| ✓ Pool; Outdoor | ✓ Storage |

Maintenance Fees Include

- | | |
|--------------|-----------------------|
| ✓ Caretaker | ✓ Gardening |
| ✓ Management | ✓ Recreation Facility |

Location



Les Twarog

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