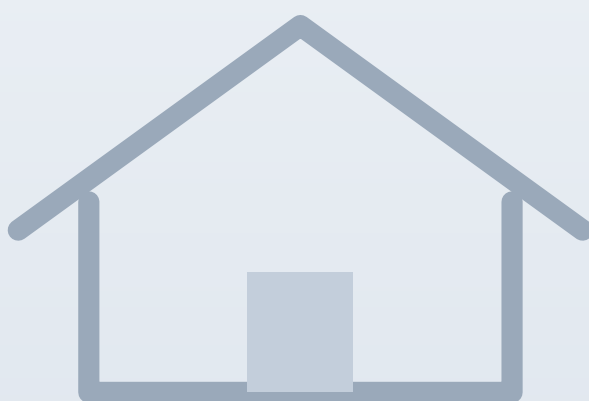


KINSBRIDGE - 9699 SILLS BUILDING

9699 Sills Ave. · Richmond, BC V6Y 0C8 · McLennan North



Scan to view online



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2 FOR SALE
FROM \$1,169,800

2 SOLD · 12 MO
\$1,150,000–\$1,286,000



Unit Mix

3 Bedroom

3 units

1,435 – 1,550 sf

from \$1,169,800

4 Bedroom

11 units

1,390 – 1,802 sf

from \$1,150,000

For Sale in Kinsbridge - 9699 Sills Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,199,000	4 / 3	1434 sf	\$836	15 9699 SILLS AVENUE
\$1,169,800	3 / 3	1450 sf	\$807	5 9699 SILLS AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,150,000	4 / 3ba	1434 sf	\$802	2026-05-21
\$1,286,000	4 / 3ba	1434 sf	\$897	2025-12-01
\$1,295,000	4 / 3ba	1390 sf	\$932	2025-02-20
\$1,295,000	4 / 3ba	1453 sf	\$891	2024-07-27

Value & Financing

Price Positioning

\$821 /sq ft

Active listings here average **\$821/sf** vs **\$787/sf** across McLennan North.

4% above area average

Mortgage Snapshot

\$5,602 /mo

Entry price (from)	\$1,169,800
20% down payment	\$233,960
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2010	LEVELS 2	SUITES 45	CONSTRUCTION Frame Wood
EXTERIOR Frame Wood	TITLE TO LAND Freehold Strata	STRATA PLAN BCS3811	

Overview

Welcome to KinsBridge. KinsBridge is a 45-home strata residence located at 9699 Sills Avenue in Richmond, in the McLennan North neighbourhood. Completed in 2010, it is registered under Strata Plan BCS3811 and held as Freehold Strata. It sits near the intersection of Sills Avenue & Lechow Street.

Residents enjoy an array of amenities including in-suite laundry and playground, garage double parking and natural gas / radiant heating.

Set in McLennan North, Richmond, KinsBridge offers shopping and a central location nearby. Explore floor plans, prices, availability, MLS listings and full building details on BCCondos.net.

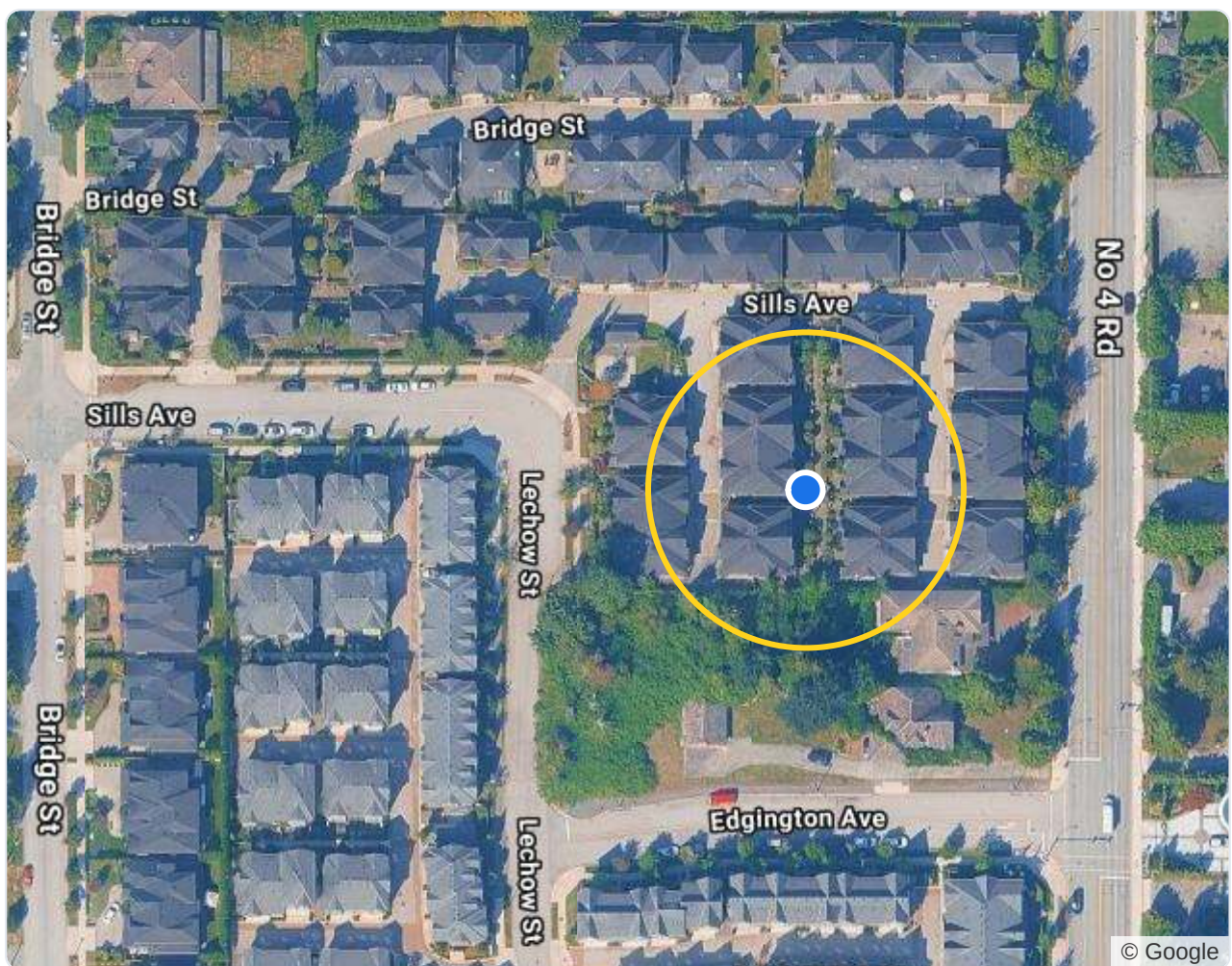
Amenities & Features

- ✓ In Suite Laundry
- ✓ Playground

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management
- ✓ Sewer
- ✓ Snow Removal
- ✓ Water

Location



Les Twarog

RE/MAX Crest Realty • BC Condos & Homes Team

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Book a Viewing
scan or call