

BUILDING BROCHURE

ABERCROMBIE GARDEN

7700 Abercrombie Dr. · Richmond, BC V6Y 3X8 · Brighthouse South



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1 FOR SALE
FROM \$1,038,000

12-MO SOLD TREND
12.8

Unit Mix

3 Bedroom

5 units
1,235 – 1,567 sf
from \$922,000

4 Bedroom

4 units
1,405 – 1,440 sf
from \$951,800

For Sale in Abercrombie Garden & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,038,000	3 / 3	1251 sf	\$830	8 7700 ABERCROMBIE DRIVE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,039,888	3 / 3ba	1253 sf	\$830	2025-04-21
\$1,168,000	3 / 3ba	1235 sf	\$946	2024-11-30
\$1,180,000	4 / 3ba	1405 sf	\$840	2024-06-02
\$1,080,000	4 / 3ba	1440 sf	\$750	2024-05-25

Value & Financing

Price Positioning

\$830 /sq ft

Active listings here average **\$830/sf** vs **\$798/sf** across Brighthouse South.

4% above area average

Mortgage Snapshot

\$4,971 /mo

Entry price (from) **\$1,038,000**

20% down payment **\$207,600**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2003	SUITES 25	CONSTRUCTION Frame - Wood	EXTERIOR Mixed
TITLE TO LAND Freehold Strata	STRATA PLAN BCS378	DEVELOPER Am-pri Construction Ltd.	MANAGEMENT Self Managed

Overview

Abercrombie Garden - 7700 Abercrombie Drive, Richmond, BC, V6Y 3N3, strata plan BCS378. This 3 level 25 townhouse complex was built in 2003 by Am-Pri Construction. Maintenance fee includes garbage pickup, gardening and management. Features include in-suite laundry, gas fireplace, 9' ceiling on main floor and gardens. This is a central location that is close to transit, parks, restaurants, coffee shops, a short stroll to Shoppers Drug Mart and IGA at Garden City Mall, schools of all levels and sport facilities. Direct access to the Vancouver-Blaine Highway and other major routes allows an easy commute to surrounding destinations including Richmond shopping

Crossroads are Blundell Road and No.3 Road

- ✓ Garden
- ✓ In Suite Laundry

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management



Les Twarog

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