

BUILDING BROCHURE

BARCLAY WOODS - 9847 MANCHESTER BUILDING

9847 Manchester Dr. · Burnaby, BC V3N 4P4 · Cariboo



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6 FOR SALE
FROM \$359,000

11 SOLD · 12 MO
\$380,000-\$463,000


12-MO SOLD TREND
-3.3

Unit Mix

1 Bedroom

26 units
640 – 824 sf
from \$330,000

2 Bedroom

60 units
729 – 948 sf
from \$385,000

For Sale in Barclay Woods - 9847 Manchester Building & Complex

6 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$459,000	2 / 1	862 sf	\$532	606 9867 MANCHESTER DRIVE
\$445,000	2 / 1	814 sf	\$547	211 9857 MANCHESTER DRIVE
\$429,800	2 / 1	787 sf	\$546	206 9857 MANCHESTER DRIVE
\$399,800	1 / 1	675 sf	\$592	304 9847 MANCHESTER DRIVE
\$367,900	1 / 1	663 sf	\$555	118 9847 MANCHESTER DRIVE
\$359,000	1 / 1	646 sf	\$556	310 9867 MANCHESTER DRIVE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$435,000	2 / 1ba	878 sf	\$495	2026-05-11
\$463,000	2 / 1ba	854 sf	\$542	2026-04-28
\$380,000	1 / 1ba	688 sf	\$552	2026-04-20
\$455,000	2 / 1ba	864 sf	\$527	2026-04-11

Value & Financing

Price Positioning

\$555 /sq ft

Active listings here average **\$555/sf** vs **\$855/sf** across Cariboo.

35% below area average

Mortgage Snapshot

\$1,719 /mo

Entry price (from) **\$359,000**

20% down payment **\$71,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT
1980

LEVELS
4

SUITES
271

CONSTRUCTION
Frame - Wood

EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN NWS1459	DEVELOPER Bosa Development
MANAGEMENT Ascent Real Estate Management Corporation			

Overview

Barclay Woods is a three building complex. They are located at 9847 Manchester Drive with 111 units, 9857 Manchester Drive with 79 units and 9867 Manchester Drive with 81 units. this particular 4 level building was built by Bosa in 1980. Conveniently located in the Cariboo area of Burnaby North, walking distance to Walmart and Lougheed Town Centre with its multitude of retail shops and specialty services. It is just a short stroll to numerous restaurants including Anducci's Italian Kitchen, Papa John's Pizza, Hanano Sushi and Grill, The Golden Boot Caffe are close by. 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. Enjoy the complexes 5 acres of super natural beauty with trees, shrubs, community garden and more. Complex also features great floor plan, secured underground parking, sauna, exercise room, party room, shared laundry, lots of visitor parking outside, balcony, caretaker, garbage pick up, elevator, low maintenance fee and storage room. These buildings offer affordable living in Burnaby with all the convenience and amenities! The closest intersection is Lougheed Highway and Austin Avenue.

Amenities & Features

- ✓ Elevator
- ✓ Shared Laundry

Maintenance Fees Include

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

Location



Les Twarog

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