

CEDAR PARK MANOR

8291 Park Rd. · Richmond, BC V6Y 1T3 · Brighthouse



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2 FOR SALE
FROM \$398,000

1 SOLD · 12 MO
\$422,000–\$422,000



Unit Mix

1 Bedroom

15 units
583 – 770 sf
from \$296,000

2 Bedroom

3 units
728 – 998 sf
from \$400,000

For Sale in Cedar Park Manor & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$415,000	1 / 1	739 sf	\$562	212 8291 PARK ROAD
\$398,000	1 / 1	731 sf	\$544	307 8291 PARK ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$422,000	1 / 1ba	766 sf	\$551	2026-01-25
\$409,000	1 / 1ba	730 sf	\$560	2025-06-13
\$418,000	1 / 1ba	747 sf	\$560	2025-03-07
\$403,000	2 / 1ba	728 sf	\$554	2024-12-30

Value & Financing

Price Positioning

\$553 /sq ft

Active listings here average **\$553/sf** vs **\$811/sf** across Brighthouse.

32% below area average

Mortgage Snapshot

\$1,906 /mo

Entry price (from)	\$398,000
20% down payment	\$79,600
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1981	LEVELS 3	SUITES 56	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN NWS1244	MANAGEMENT Associa

Overview

Cedar Park Manor - 8291 Park Rd, Richmond, BC V6Y 1T3. Strata No NWS1244. Built in 1979. Three levels. Frame-wood constuction. This complex is located in Brighthouse area of Richmond. Walking distance to Brighthouse skytrain stations, Public Market and a lot of great restaurants. Take a walk and enjoy the shopping at Richmond Centre, breath fresh air at Minoru Park or Brighthouse Park, have fun at Aquatic Centre or Hockey Club, watch a show at Gateway Theatre, study at Public Library and find information at City Hall. Richmond Secondary and MacNeill Secondary, William Cook Elementary and General Currie Elementary are close by. Price Smart, Save-on-foods

are nearby. There are 56 units in strata and in development. The maintenance fee includes gardening and management. Two cats are allowed, but no dogs. Rentals are not permitted. The amenities include wheelchair access, sauna, lounge, bike storage, in-suite laundry and shared laundry.

Crossroads are No.3 Rd and Garden City Rd

Amenities & Features

✓ None

Maintenance Fees Include

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

Location





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