

BUILDING BROCHURE

CEDARVIEW

3349 Dewdney Trunk · Port Moody, BC V3H 2E4 · Port Moody Centre



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1 FOR SALE
FROM \$1,099,000

1 SOLD · 12 MO
\$1,045,000–\$1,045,000

12-MO SOLD TREND
-10.3

Unit Mix

4 Bedroom

2 units
2,232 – 2,350 sf
from \$1,045,000

5 Bedroom

2 units
2,044 – 2,616 sf
from \$1,108,000

For Sale in Cedarview & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,099,000	4 / 3	2232 sf	\$492	4 3347 DEWDNEY TRUNK ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,045,000	4 / 3ba	2350 sf	\$445	2025-11-15
\$1,108,000	5 / 3ba	2044 sf	\$542	2025-03-16
\$1,165,000	5 / 3ba	2616 sf	\$445	2022-03-30

Value & Financing

Price Positioning

\$492 /sq ft

Active listings here average **\$492/sf** vs **\$798/sf** across Port Moody Centre.

38% below area average

Mortgage Snapshot

\$5,263 /mo

Entry price (from) **\$1,099,000**

20% down payment **\$219,800**

Rate / amortization **5.24% · 25 yr**

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

SUITES 7	CONSTRUCTION Frame - Wood	EXTERIOR Wood	TITLE TO LAND Freehold Strata
STRATA PLAN NWS2487	MANAGEMENT Confidential		

Overview

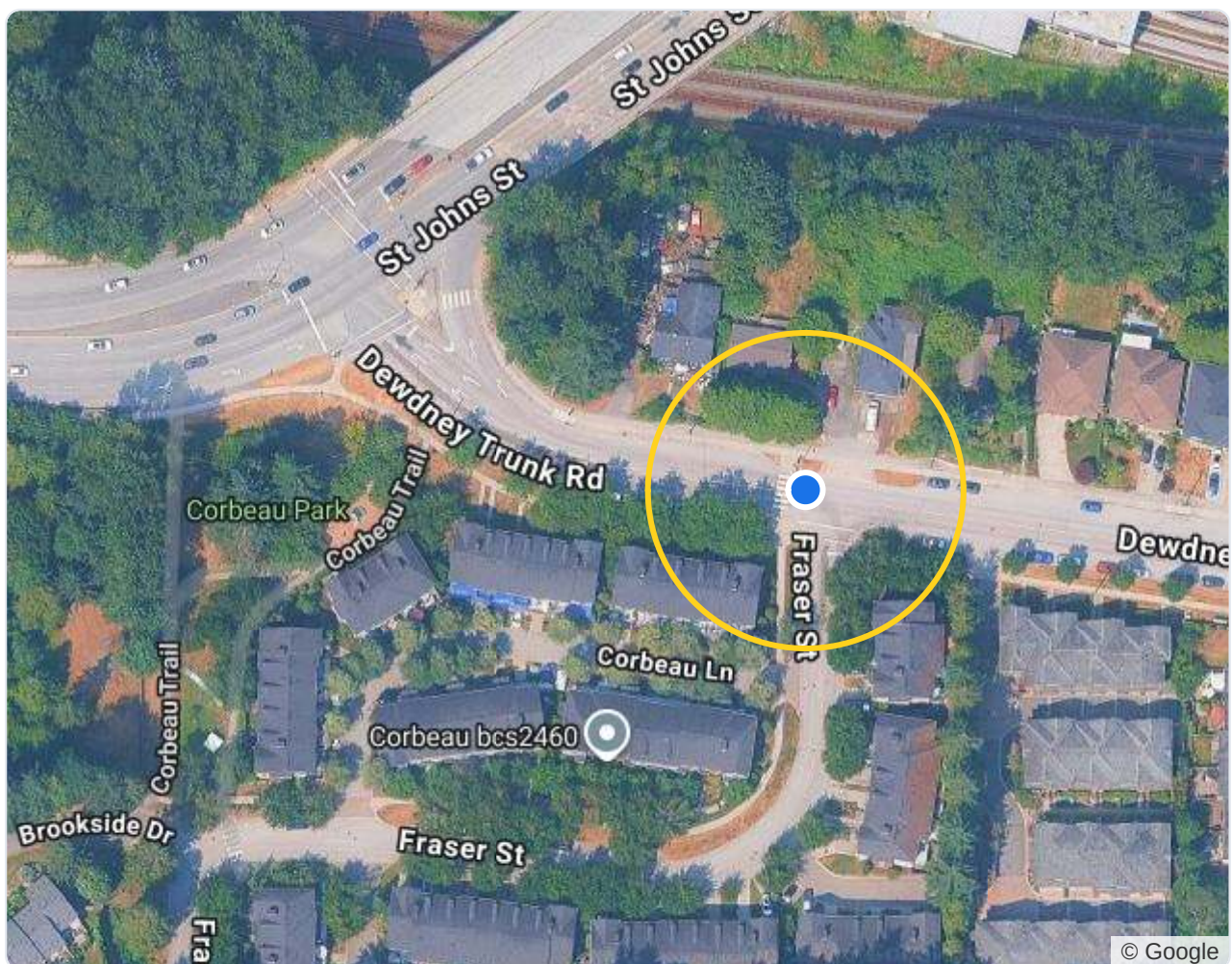
Cedar Creek - Cedarview Road, Port Moody, BC V3H 2E3, NWS2487 - located in the Centre of Port Moody, near the crossroads Dewdney Trunk Road and St Johns Street. Cedar Creek is close to Baker Drive Elementary, Children of Integrity Montessori, Kyle Centre, Port Moody Art Centre

and Information Centre, Jolly Olde Bookstore, Moody Elementary, Port Moody Secondary, Port Moody Station Museum, Shoppers Drug Mart, IGA Market, Starbucks, Port Moody Public Library, Port Moody Civic Centre, Inlet Theatre, Port Moody Arena, Recreation Centre, International Training in Communication, Innovative Fitness and Eagle Ridge Hospital.»»» There are a lot of restaurants within walking distance such as Onyx Steakhouse, Rubens Chocolate, Lone Cypress Gallery, Little Thailand, Joe's Atlantic Grill and Rocky Point Cafe.»»» Coquitlam Centre is in a short drive distance from the complex.»»Cedar Creek was built in 1988 with a frame-wood construction and wood exterior finishing. There are 7 units in development and in strata. Most homes offer in-suite laundry, spacious rooms, a balcony, private fenced yard and double garage.

Maintenance Fees Include

✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



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