

LEIGHTON GREEN

9133 Sills Ave. · Richmond, BC V6Y 4H6 · McLennan North



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2 FOR SALE
FROM \$1,068,000

1 SOLD · 12 MO
\$1,263,800–\$1,263,800



Unit Mix

2 Bedroom

3 units
1,458 – 1,513 sf
from \$907,000

3 Bedroom

6 units
1,515 – 1,849 sf
from \$878,000

4 Bedroom

9 units
1,737 – 2,135 sf
from \$1,030,000

For Sale in Leighton Green & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,399,000	4 / 4	2135 sf	\$655	17 9133 SILL AVENUE
\$1,068,000	3 / 3	1515 sf	\$705	32 9133 SILLS AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,263,800	4 / 4ba	1743 sf	\$725	2026-04-21
\$1,185,000	3 / 3ba	1557 sf	\$761	2025-03-10
\$1,388,000	4 / 3ba	1829 sf	\$759	2024-06-11
\$1,462,000	4 / 4ba	1895 sf	\$772	2024-03-20

Value & Financing

Price Positioning

\$680 /sq ft

Active listings here average \$680/sf vs \$808/sf across McLennan North.

16% below area average

Mortgage Snapshot

\$5,115 /mo

Entry price (from)	\$1,068,000
20% down payment	\$213,600
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2003	LEVELS 3	SUITES 94	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN BCS344	DEVELOPER Polygon
MANAGEMENT Wynford Strata Management			

Overview

Leighton Green - 9133 Sills Avenue, Richmond, BC, V6Y 4K8, strata plan BCS344. This 3 level, 94 townhouse complex was built by Polygon Homes in 2003. Maintenance fee includes garbage pickup, gardening, i»clubhouse and management. Some features include clubhouse with gym and party room, 9 foot ceilings and visitor parking. It is located close to Richmond City Hall,

Crossroads are Granville Avenue and Garden City Road.

- ✓ Club House
- ✓ In Suite Laundry

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management



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