

BUILDING BROCHURE

LOUGHEED ESTATES II

3901 Carrigan Crt. · Burnaby, BC V3N 4K1 · Government Road



Scan to view online



3 FOR SALE
FROM \$475,000

8 SOLD · 12 MO
\$375,000–\$640,000

12-MO SOLD TREND
-24.1

Unit Mix

1 Bedroom 7 units 661 – 932 sf from \$355,000	2 Bedroom 20 units 896 – 1,323 sf from \$410,000	3 Bedroom 12 units 1,160 – 1,298 sf from \$516,000
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For Sale in Lougheed Estates II & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$489,900	2 / 2	1323 sf	\$370	407 1442 FOSTER STREET
\$479,999	2 / 1	925 sf	\$519	216 9202 HORNE STREET
\$475,000	2 / 1	943 sf	\$504	109 9202 HORNE STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$375,000	1 / 1ba	661 sf	\$567	2026-05-28
\$516,000	3 / 2ba	1162 sf	\$444	2026-04-16
\$629,800	3 / 2ba	1196 sf	\$527	2025-12-08
\$480,000	2 / 1ba	970 sf	\$495	2025-12-05

Value & Financing

Price Positioning \$464 /sq ft Active listings here average \$464/sf vs \$858/sf across Government Road. 46% below area average	Mortgage Snapshot \$2,275 /mo Entry price (from) \$475,000 20% down payment \$95,000 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 1974	LEVELS 3	SUITES 102	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN NWS187	MANAGEMENT Self Managed

Overview

Lougheed Estates II - 3901 Carrigan Court, Burnaby, BC V3N 4J7, NWS187 - located in Government Road area of Burnaby North, near the crossroads Cardston Court and Government Street. Lougheed Estates II is steps from Ki Bang Kim, Grocery Store, Keswick Par, All Ways Driving school, Lougheed Town Centre and Lougheed Skytrain station. Fitness 2000, Bell Park, Burnaby Cariboo RV Park, London Drugs, Cameron Park, Coquitlam College, Burnaby Mountain Secondary and Simon Fraser University are close to the complex. Vannian Cafe, Edgwood Place, Bookside Court, Yan's Garden Chinese, Insadong Korean, White Spot, Sushi 2 Go, Sushi California are a few restaurants in the neighbourhood to choose from for a family dinner. The Lougheed Estates II was built in 1974. It has frame-wood construction and wood exterior finishing. This complex has great amenities that include an indoor swimming pool, a hot tub, a sauna, a workshop and a recreation centre. The complex is comprised of 102 units. 3901 Carrigan Court has 51 units and 9202 Horne Street has 51 units. Two pets are allowed. Rentals are permitted with some restrictions. Most homes offer in-suite laundry, laminate floors, gas fireplace, spacious rooms and a large patio. Top floor units have vaulted ceilings for a spacious feel.

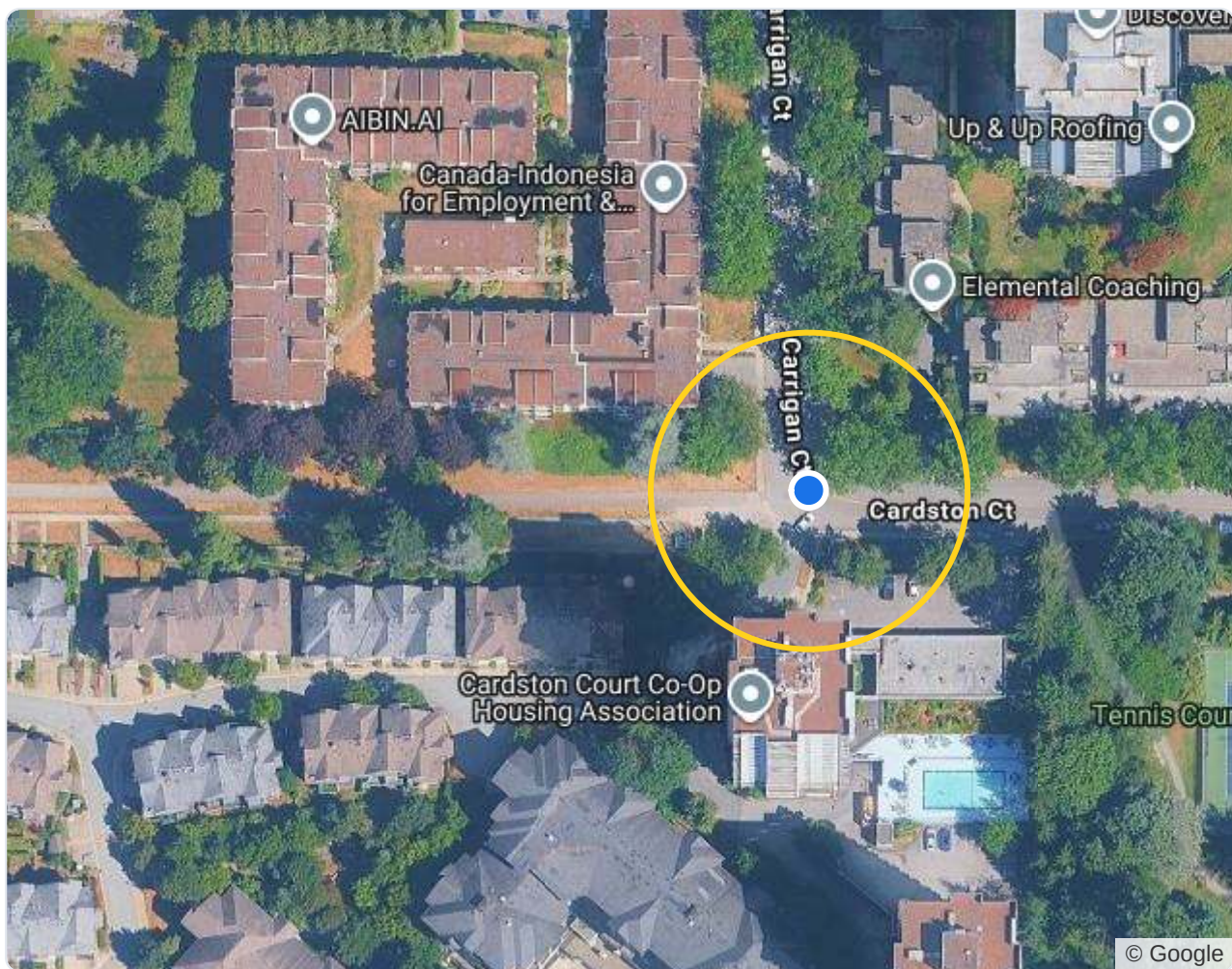
Amenities & Features

- | | |
|--------------------|---------------------|
| ✓ Elevator | ✓ In Suite Laundry |
| ✓ Pool; Indoor | ✓ Recreation Center |
| ✓ Sauna/steam Room | ✓ Workshop Attached |

Maintenance Fees Include

- | | |
|--------------|-----------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Gas |
| ✓ Heat | ✓ Hot Water |
| ✓ Management | ✓ Recreation Facility |

Location



Les Twarog

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