

MAGNOLIA GARDEN

1988 Suffolk Ave. · Port Coquitlam, BC V3B 1H2 · Glenwood PQ



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1 FOR SALE
FROM \$504,888

1 SOLD · 12 MO
\$600,000-\$600,000



Unit Mix

1 Bedroom

7 units

721 – 773 sf

from \$390,000

2 Bedroom

9 units

968 – 1,061 sf

from \$517,000

For Sale in Magnolia Garden & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$504,888	1 / 1	734 sf	\$688	203 1988 SUFFOLK AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$600,000	2 / 2ba	1026 sf	\$585	2026-06-28
\$515,000	1 / 1ba	773 sf	\$666	2025-05-10
\$495,000	1 / 1ba	760 sf	\$651	2025-01-07
\$633,500	2 / 2ba	1049 sf	\$604	2024-02-26

Value & Financing

Price Positioning

\$688 /sq ft

Active listings here average **\$688/sf** vs **\$703/sf** across Glenwood PQ.

2% below area average

Mortgage Snapshot

\$2,418 /mo

Entry price (from)	\$504,888
20% down payment	\$100,978
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2009	LEVELS 4	SUITES 25	CONSTRUCTION Frame - Wood
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN BCS3530	DEVELOPER Hesco Properties

Overview

Magnolia Garden - 1988 Suffolk Avenue, Port Coquitlam, BC V3B 1H3, BCP30578 - Located on Suffolk Avenue and Cambridge Street in the popular Glenwood area of Port Coquitlam - a vibrant urban community filled with local amenities, entertainment venues, recreational facilities, schools, shopping and restaurants within a short distance. The notable landmarks around Magnolia Garden are Aggie Park, McLean Park, Town Centre Skatepark, Blakeburn Park, Carnoustie Golf Club and PoCo Trail. Direct access to Lougheed Hwy and West Coast Express allows for an easy commute to surrounding destinations including Vancouver, Coquitlam and Pitt Meadows.

Magnolia Garden is close to Kwayhquitlum Middle, Terry Fox Secondary and James Park Elementary Schools, École Des Pionniers, Poco Happy Times Preschool, Honey Bee's Child Care Center and wide variety of restaurants including Ginza Japanese Restaurant, Domino's Pizza, Dinakis Mediterranean Grill and many others. Just steps to Oxford Market, minutes to Costco.

Magnolia Garden is a four level complex built in 2009. It consists of 25 units featuring 9' ceiling, electric fireplace, in-suite laundry and big covered cedar deck. Complex amenities include stunning brick exterior, elevator and wheelchair access, underground parking, bike room and beautiful landscaping. Maintenance fees include caretaker, garbage pickup, gardening, recreation facility and management. Don't miss your opportunity to own this amazing home.

Amenities & Features

- | | |
|-------------|---------------------|
| ✓ Bike Room | ✓ In Suite Laundry |
| ✓ Storage | ✓ Wheelchair Access |

Maintenance Fees Include

- | | |
|------------------|-------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Management | |

Location



Les Twarog

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