

BUILDING BROCHURE

MARQUISE ESTATES

8680 Lansdowne Rd. · Richmond, BC V6X 1B9 · Brighthouse



Scan to view online



1 FOR SALE
FROM \$429,000

1 SOLD · 12 MO
\$555,000–\$555,000



Unit Mix

1 Bedroom

1 unit
748 – 748 sf
from \$429,000

2 Bedroom

5 units
968 – 1,078 sf
from \$516,000

For Sale in Marquise Estates & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$429,000	1 / 1	748 sf	\$574	204 8680 LANSDOWNE ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$555,000	2 / 2ba	968 sf	\$573	2025-09-21
\$580,000	2 / 2ba	1001 sf	\$579	2024-12-24
\$608,000	2 / 2ba	978 sf	\$622	2024-08-24
\$590,000	2 / 2ba	1078 sf	\$547	2022-08-11

Value & Financing

Price Positioning

\$574 /sq ft

Active listings here average **\$574/sf** vs **\$825/sf** across Brighthouse.

30% below area average

Mortgage Snapshot

\$2,055 /mo

Entry price (from)	\$429,000
20% down payment	\$85,800
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1989	LEVELS 3	SUITES 39	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN NWS2880	MANAGEMENT Sandra Idema

Overview

Marquise Estates - 8680 Lansdowne Road, Richmond, BC V6X 1B9 NWS2880 - Located in the desirable and convenient Central Richmond area on Lansdowne Road across from Kwantlen University and Lansdowne Mall. Marquise Estates is a well maintained building with new roof and updated plumbing. It is centrally located to transit, restaurants, coffee shops, close to Richmond Hospital, Richmond Public Library, all type of medical services and recreation facilities - Richmond YYoga, Fitcity For Women, Vancouver Healing and Yoga, Fitness World to mention only few. Direct access to Westminster Highway and other major routes allows an easy commute to surrounding destinations including Vancouver, Burnaby and New Westminster. Marquise Estates is just a short

stroll to William Cook Elementary and Henry Anderson Elementary Schools, Kwantlen Polytechnic University, Brighthouse and Minoru parks, Richmond Shopping Centre, Price Smart Foods and a wide variety of ethnic restaurants including Kirin Seafood, Banzai Sushi House, Dynasty Chinese Restaurant, Shang Hai Wonderful, Boston Pizza, Foggy Dew Irish Pub and many many others. Marquise Estates is a beautiful four level complex built in 1989 that offers 39 units in strata. Most units feature functional and spacious floor plan, 9 ft ceiling, balcony OR PATIO ON THE GROUND FLOOR, GASS fireplace, in suite laundry. Complex offers SECURE parking stall and one storage locker. Marquise Estates offers great living in the heart of the desirable and safe Central Richmond neighbourhood - Live here today!

Amenities & Features

- | | |
|------------|--------------------|
| ✓ Elevator | ✓ In Suite Laundry |
| ✓ Storage | |

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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



Book a Viewing
scan or call