

BUILDING BROCHURE

MERRY PARK - 6133 BUSWELL BUILDING

6133 Buswell St. · Richmond, BC V6Y 0B2 · Brighthouse



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5 FOR SALE
FROM \$488,000


12-MO SOLD TREND
21.7

Unit Mix

1 Bedroom

6 units
605 – 629 sf
from \$460,497

2 Bedroom

12 units
861 – 920 sf
from \$590,000

For Sale in Merry Park - 6133 Buswell Building & Complex

5 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$800,000	2 / 2	920 sf	\$870	804 6133 BUSWELL STREET
\$688,000	2 / 2	861 sf	\$799	1005 6133 BUSWELL STREET
\$680,000	2 / 2	908 sf	\$749	1104 6133 BUSWELL STREET
\$499,800	1 / 1	620 sf	\$806	903 6133 BUSWELL STREET
\$488,000	1 / 1	620 sf	\$787	703 6133 BUSWELL STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$718,000	2 / 2ba	861 sf	\$834	2024-11-13
\$562,000	1 / 1ba	625 sf	\$899	2024-01-05
\$599,000	1 / 1ba	629 sf	\$952	2023-08-13
\$693,000	2 / 2ba	883 sf	\$785	2022-09-13

Value & Financing

Price Positioning

\$802 /sq ft

Active listings here average **\$802/sf** vs **\$824/sf** across Brighthouse.

3% below area average

Mortgage Snapshot

\$2,337 /mo

Entry price (from)	\$488,000
20% down payment	\$97,600
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2010	LEVELS 12	SUITES 45	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN BCS3626	MANAGEMENT Aa Property Management Ltd.

Overview

Merry Park - 6133 Buswell Street, Richmond, BC, V6Y 2G2. Strata No: BCS3626, 12 levels, 45 units, built in 2010. Located in the heart of Richmond's Brighthouse neighborhood, at the crossroads

of Buswell Street and Westminster Highway. Features include a gym, lounge, guest suite, in-suite laundry, courtyard, parking, storage locker, 9 ft ceilings, low maintenance fee, views of Grouse Mountain from some units. Extremely convenient location, walking distance to everything you need: Richmond Centre Mall, Lansdowne Centre, Price Smart Foods, Brighthouse Skytrain station, banks, restaurants, and shops. Minoru Park, Richmond Hospital and Richmond Public Library are only a 5 minute drive away. Kwantlen Polytechnic University and Richmond Secondary School are also close by.

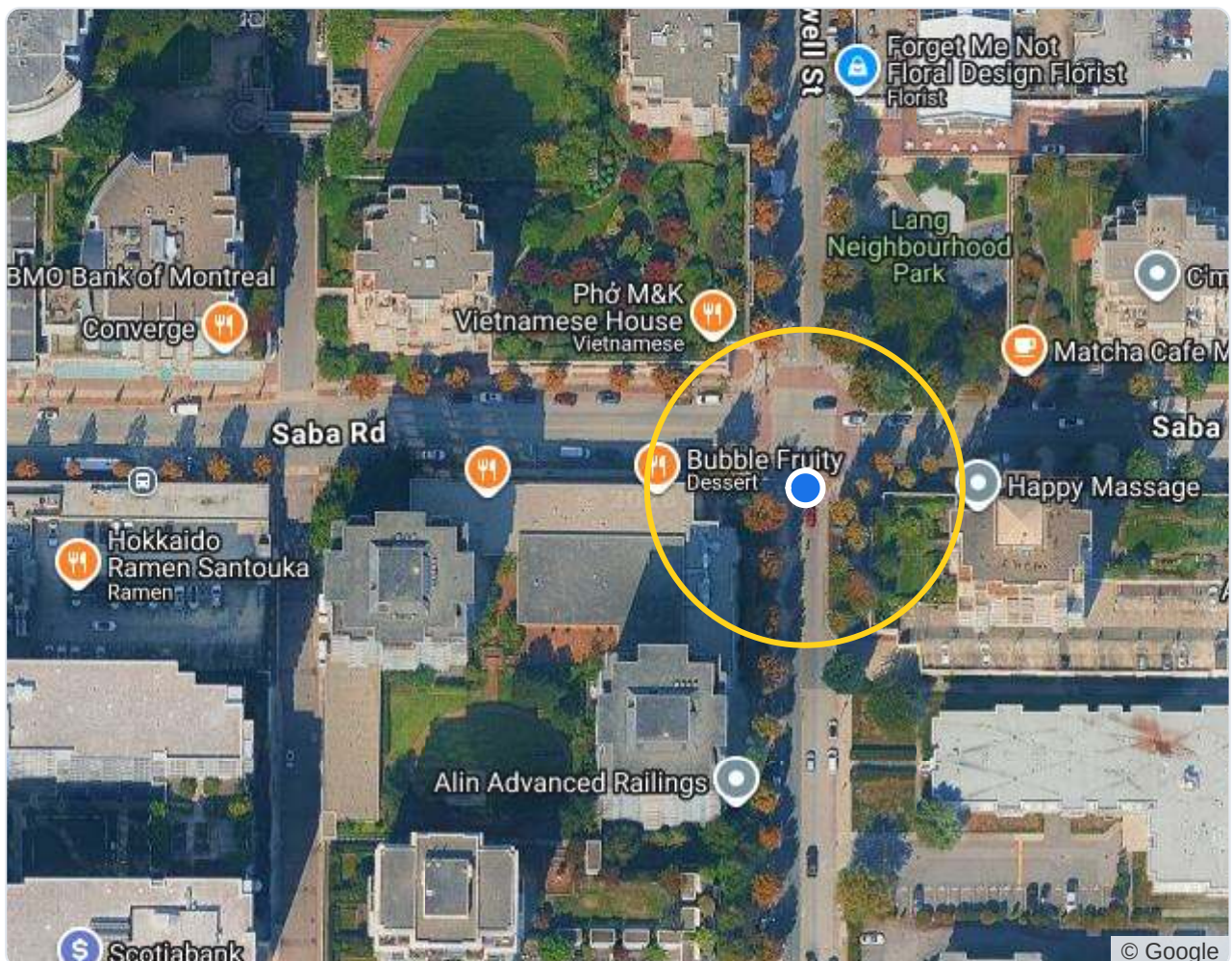
Amenities & Features

- ✓ Club House
- ✓ Exercise Centre
- ✓ In Suite Laundry
- ✓ Elevator
- ✓ Garden

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Management
- ✓ Garbage Pickup
- ✓ Hot Water
- ✓ Recreation Facility

Location





Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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