

MUSEO

9680 Alexandra Rd. · Richmond, BC V6X 0M4 · West Cambie



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2 FOR SALE
FROM \$1,049,000

1 SOLD · 12 MO
\$1,065,000–\$1,065,000

12-MO SOLD TREND
-16.5

Unit Mix

3 Bedroom

44 units

1,151 – 1,439 sf

from \$915,000

For Sale in Museo & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,249,000	3 / 3	1395 sf	\$895	89 9680 ALEXANDRA ROAD
\$1,049,000	3 / 3	1393 sf	\$753	23 9680 ALEXANDRA ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,065,000	3 / 3ba	1300 sf	\$819	2026-06-23
\$1,186,000	3 / 3ba	1300 sf	\$912	2025-07-23
\$1,195,000	3 / 3ba	1378 sf	\$867	2025-07-22
\$1,249,000	3 / 3ba	1381 sf	\$904	2025-04-04

Value & Financing

Price Positioning

\$824 /sq ft

Active listings here average **\$824/sf** vs **\$1185/sf** across West Cambie.

30% below area average

Mortgage Snapshot

\$5,024 /mo

Entry price (from) **\$1,049,000**

20% down payment **\$209,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2016	LEVELS 3	SUITES 96	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN EPS3865	

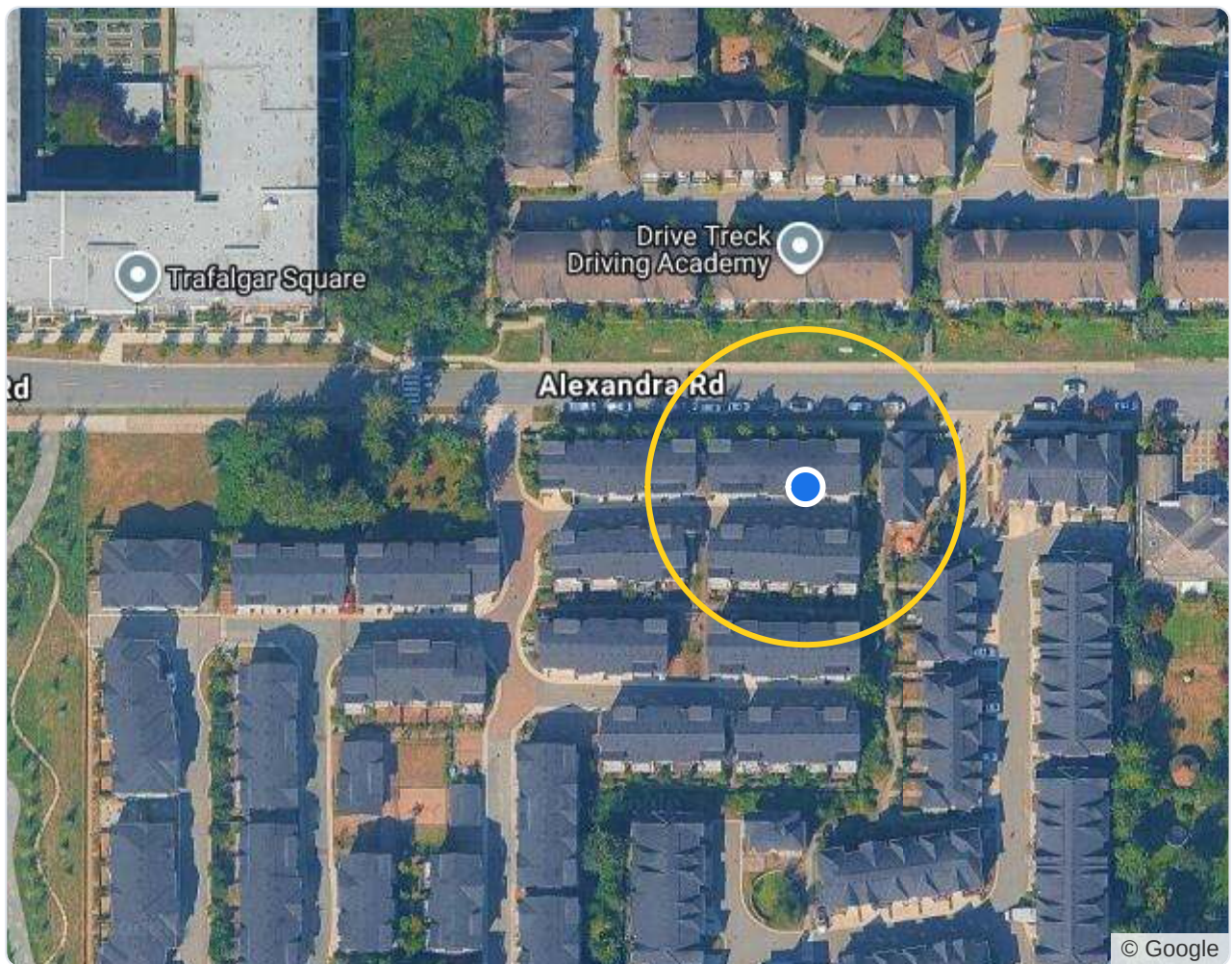
Amenities & Features

- ✓ Club House
- ✓ Playground

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management
- ✓ Snow Removal
- ✓ Water

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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