

BUILDING BROCHURE

PARC ELLISSE - 7520 MOFFATT BUILDING

7520 Moffatt Rd. · Richmond, BC V6Y 1X8 · Brighthouse South



Scan to view online



1 FOR SALE
FROM \$499,999

2 SOLD · 12 MO
\$645,550 - \$765,000


12-MO SOLD TREND
4.5

Unit Mix

2 Bedroom

3 units

1,043 – 1,153 sf

from \$499,999

3 Bedroom

3 units

1,248 – 1,557 sf

from \$645,550

For Sale in Parc Ellisse - 7520 Moffatt Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$499,999	2 / 2	1043 sf	\$479	203 7560 MOFFATT ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$645,550	3 / 2ba	1248 sf	\$517	2026-06-11
\$765,000	3 / 2ba	1541 sf	\$496	2026-03-19
\$678,000	2 / 2ba	1153 sf	\$588	2025-03-11
\$830,000	3 / 2ba	1557 sf	\$533	2023-03-17

Value & Financing

Price Positioning

\$479 /sq ft

Active listings here average **\$479/sf** vs **\$792/sf** across Brighthouse South.

40% below area average

Mortgage Snapshot

\$2,395 /mo

Entry price (from)	\$499,999
20% down payment	\$100,000
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1990	LEVELS 3	SUITES 42	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN NWS3081	

Overview

Parc Ellisse - 7520 Moffatt Rd, Richmond, BC V6Y 3W6. Strata No NWS3081. Built in 1990. Three levels. Frame-wood construction. This complex located in Brighthouse South area of Richmond. Maintenance fee includes caretaker, garbage pickup, gardening and management. There are 42 units in development and in strata. One pet is allowed. Rentals are permitted with some restrictions. The amenities are in suite laundry and storage. This complex consists of 35 units at 7520 Moffatt Road and 7 units at 7560 Moffatt Road. Convenient location, walking distance to Richmond Centre Mall, Minoru Park, Richmond Secondary School, WD Ferris Elementary School,

City Centre Community Centre, Richmond Public Library, Richmond Hospital, Safeway and transit.
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Crossroads are Granville Avenue and Gilbert Road.İ»¿İ»¿

Amenities & Features

✓ In Suite Laundry

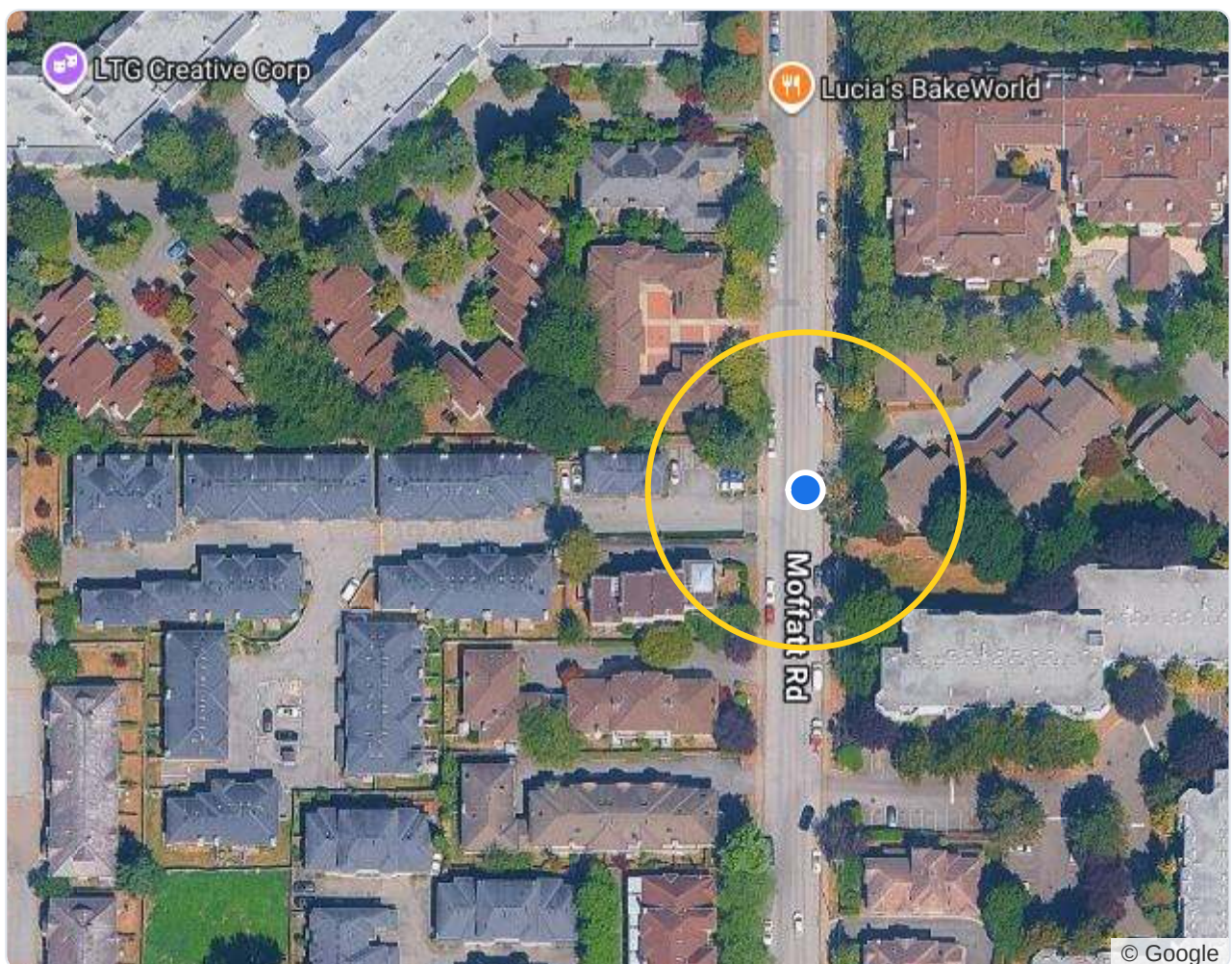
Maintenance Fees Include

✓ Garbage Pickup

✓ Gardening

✓ Management

Location



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RE/MAX Crest Realty • BC Condos & Homes Team

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