

BUILDING BROCHURE

PARC MERLIN

7171 Blundell Rd. · Richmond, BC V6Y 1J5 · Brighthouse South



Scan to view online



2 FOR SALE
FROM \$937,000

12-MO SOLD TREND
26.2

Unit Mix

3 Bedroom

5 units
1,467 – 1,760 sf
from \$840,000

4 Bedroom

1 unit
1,943 – 1,943 sf
from \$880,000

For Sale in Parc Merlin & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$998,000	3 / 3	1760 sf	\$567	4 7171 BLUNDELL ROAD
\$937,000	3 / 3	1690 sf	\$554	5 7171 BLUNDELL ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,060,000	3 / 3ba	1471 sf	\$721	2024-05-19
\$1,202,000	3 / 3ba	1727 sf	\$696	2024-04-29
\$880,000	4 / 4ba	1943 sf	\$453	2021-11-18
\$840,000	3 / 3ba	1467 sf	\$573	2021-03-17

Value & Financing

Price Positioning

\$561 /sq ft

Active listings here average **\$561/sf** vs **\$774/sf** across Brighthouse South.

28% below area average

Mortgage Snapshot

\$4,488 /mo

Entry price (from) **\$937,000**

20% down payment **\$187,400**

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 17	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN NWS2955	

Overview

Parc Merlin - 7171 Blundell Road, Richmond, BC, V6Y 4E1, strata plan NWS2955. This 3-storey townhouse complex has 17 units built in 1989. Maintenance fee includes gardening and management. Pets and rentals are allowed. It features crown moulding, cozy gas fireplace, large skylights, attached storage locker, private fenced patio, low maintenance fee, new roof (2007), built-in vacuum and security system. This complex is located in Brighthouse South area of Richmond. Walking distance to Ferris Elementary, Blundell Elementary, Currie Elementary, Shoppers drug mart, Canada Safeway limited, Richmond Secondary and Brighthouse Park. Close to

Richmond Centre shopping mall, Minoru Park, swimming pool, arena, Richmond Public Library, Safeway, M & M Meats and transit. Take a short drive and you get to Minoru park, Gateway theatre, Richmond Centre, Aquatic Centre, Hockey club, public library and City Hall. The bus stops are steps away and the Brighthouse skytrain station is minutes away from the complex. There are a lot of restaurants in the neighborhood that you can choose from for your dinner, lunch or even breakfast.

Crossroads are Blundell Road and Gilbert Road.

Amenities & Features

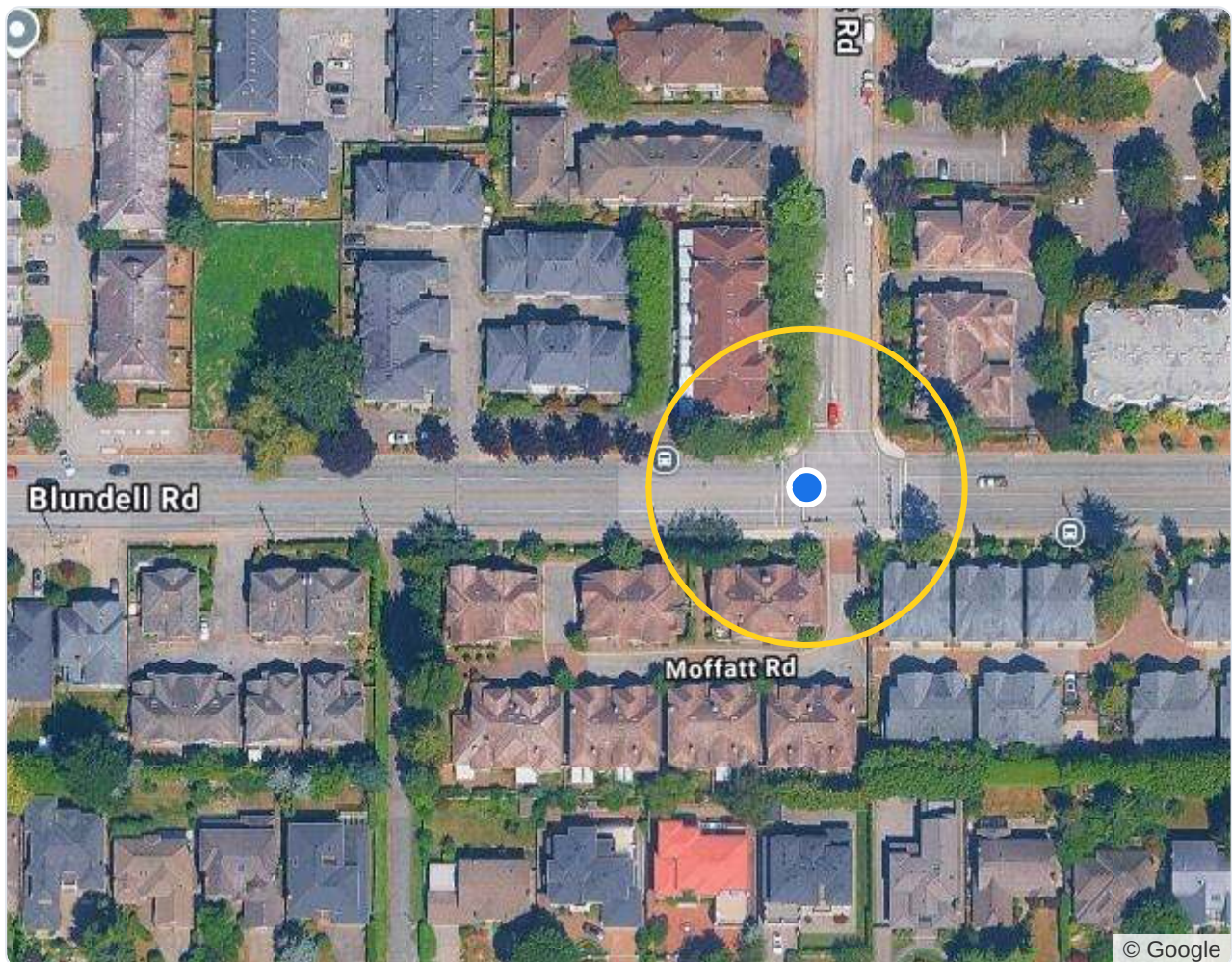
✓ In Suite Laundry

Maintenance Fees Include

✓ Gardening

✓ Management

Location





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RE/MAX Crest Realty · BC Condos & Homes Team

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



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