

BUILDING BROCHURE

# QUEENS PARK PLACE

55 Blackberry Dr. · New Westminster, BC V3L 5S7 · Fraserview NW



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**1** FOR SALE  
FROM \$338,000

**3** SOLD · 12 MO  
\$312,000-\$448,000

  
12-MO SOLD TREND  
-25.4

# Unit Mix

## 1 Bedroom

15 units  
611 – 759 sf  
from \$312,000

## 2 Bedroom

2 units  
750 – 852 sf  
from \$426,600

# For Sale in Queens Park Place & Complex

1 currently active

| ASKING    | BEDS / BATHS | SIZE   | \$/SF | UNIT / ADDRESS          |
|-----------|--------------|--------|-------|-------------------------|
| \$338,000 | 1 / 1        | 632 sf | \$535 | 308 55 BLACKBERRY DRIVE |

# Recently Sold in this Building

| SOLD PRICE | BEDS    | SIZE   | \$/SF | DATE       |
|------------|---------|--------|-------|------------|
| \$312,000  | 1 / 1ba | 629 sf | \$496 | 2026-05-30 |
| \$345,000  | 1 / 1ba | 630 sf | \$548 | 2026-01-30 |
| \$448,000  | 1 / 1ba | 759 sf | \$590 | 2025-09-21 |
| \$353,000  | 1 / 1ba | 636 sf | \$555 | 2025-07-18 |

# Value & Financing

## Price Positioning

**\$535** /sq ft

Active listings here average \$535/sf vs \$689/sf across Fraserview NW.

22% below area average

## Mortgage Snapshot

**\$1,619** /mo

Entry price (from) \$338,000

20% down payment \$67,600

Rate / amortization 5.24% · 25 yr

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

|                                          |                                         |                               |                                      |
|------------------------------------------|-----------------------------------------|-------------------------------|--------------------------------------|
| YEAR BUILT<br><b>1994</b>                | LEVELS<br><b>4</b>                      | SUITES<br><b>46</b>           | CONSTRUCTION<br><b>Frame - Wood</b>  |
| EXTERIOR<br><b>Stucco</b>                | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>LMS1229</b> | DEVELOPER<br><b>Bosa Development</b> |
| MANAGEMENT<br><b>Assertive Northwest</b> |                                         |                               |                                      |

## Overview

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Queens Park Place - 55 Blackberry Street New Westminster, V3L 5S7 BC, LMS1229 - Located in the popular Fraserview area of New Westminster on Blackberry Street and McBride Blvd. This is a convenient area that is close to public transit, restaurants, coffee shops, recreation, Queens Park, Royal City Shopping centre, medical services and more! Direct access to major highways allows an easy commute to surrounding destinations including Surrey, Richmond and downtown

Vancouver. Queens Park Place offers four levels with 46 beautiful homes built by Bosa Development in 1994 that are professionally managed by Baywest 604-591-6060. Most homes feature open floor plans, insuite laundry, cozy gas fireplace and a large balcony that has gorgeous greenbelt views. This is a well maintained building with great amenities including a guest suite, common workshop, recreational room, a reading room on every floor, meeting rooms to host social gatherings and an exercise room. Residents can enjoy the lovely manicured gardens and have access to a common greenhouse. Other building features include wheelchair access, elevators, secured parking and storage lockers. Queens Park Place is an adult oriented community that is situated on a quiet tree-lined street where comfortable condo living exists - Live here today!

## Amenities & Features

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- |                    |               |
|--------------------|---------------|
| ✓ Elevator         | ✓ Guest Suite |
| ✓ In Suite Laundry |               |

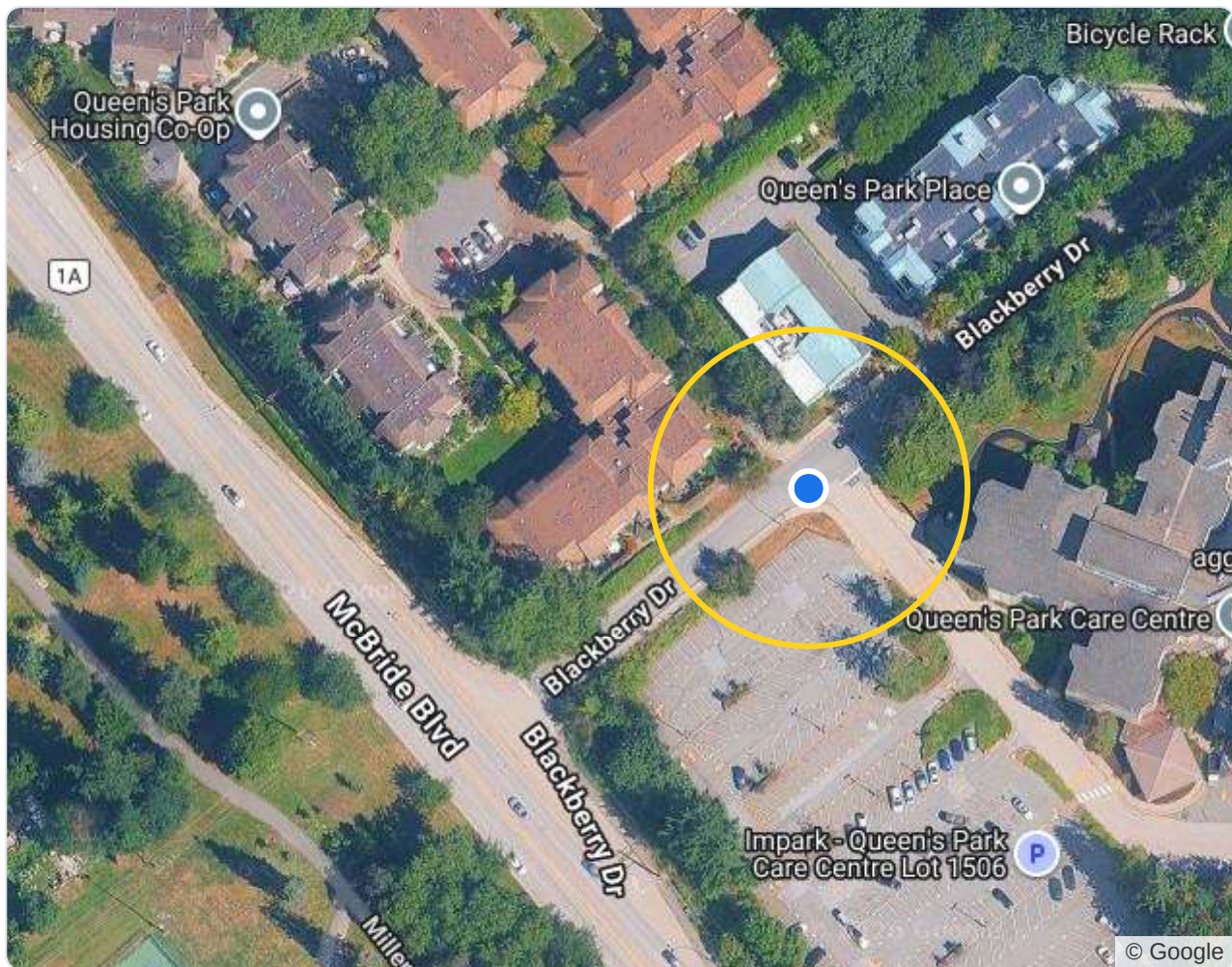
## Maintenance Fees Include

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



## Location



**Les Twarog**

RE/MAX Crest Realty · BC Condos & Homes Team

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