

BUILDING BROCHURE

RIVER VALLEY

1310 Cariboo St. · New Westminister, BC V3M 1X2 · Uptown NW



Scan to view online



1 FOR SALE
FROM \$545,000

3 SOLD · 12 MO
\$500,000–\$550,000



Unit Mix

1 Bedroom 1 unit 725 – 725 sf from \$370,000	2 Bedroom 27 units 844 – 1,092 sf from \$410,000	3 Bedroom 2 units 1,125 – 1,144 sf from \$502,250
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For Sale in River Valley & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$545,000	2 / 2	900 sf	\$606	303 1310 CARIBOO STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$500,000	2 / 2ba	918 sf	\$545	2026-06-26
\$550,000	3 / 2ba	1125 sf	\$489	2026-06-05
\$550,000	2 / 2ba	918 sf	\$599	2025-10-13
\$575,000	2 / 2ba	955 sf	\$602	2025-08-27

Value & Financing

Price Positioning \$606 /sq ft Active listings here average \$606/sf vs \$722/sf across Uptown NW. 16% below area average	Mortgage Snapshot \$2,610 /mo Entry price (from) \$545,000 20% down payment \$109,000 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 1992	LEVELS 3	SUITES 60	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS517	

Overview

River Valley 1310 Cariboo St, New Westminster, BC V3M 1X1, Canada LMS517. River Valley is located on Cariboo Street and 14thStreet in a convenient neighbourhood of New Westminster. Built

in 1992, River Valley has 3 levels and contains 60 homes. River Valley is located near Lucky Strike Bowling Lanes, Moody Park, Safeway, New Westminster Public Library, Domino's™s Pizza, and Sushi Asuka. Transit and major routes are within walking distance. River Valley is well lit and has spacious bedrooms, and balconies. Features of River Valley include in-suite laundry, elevator, secure underground parking, and storage. »

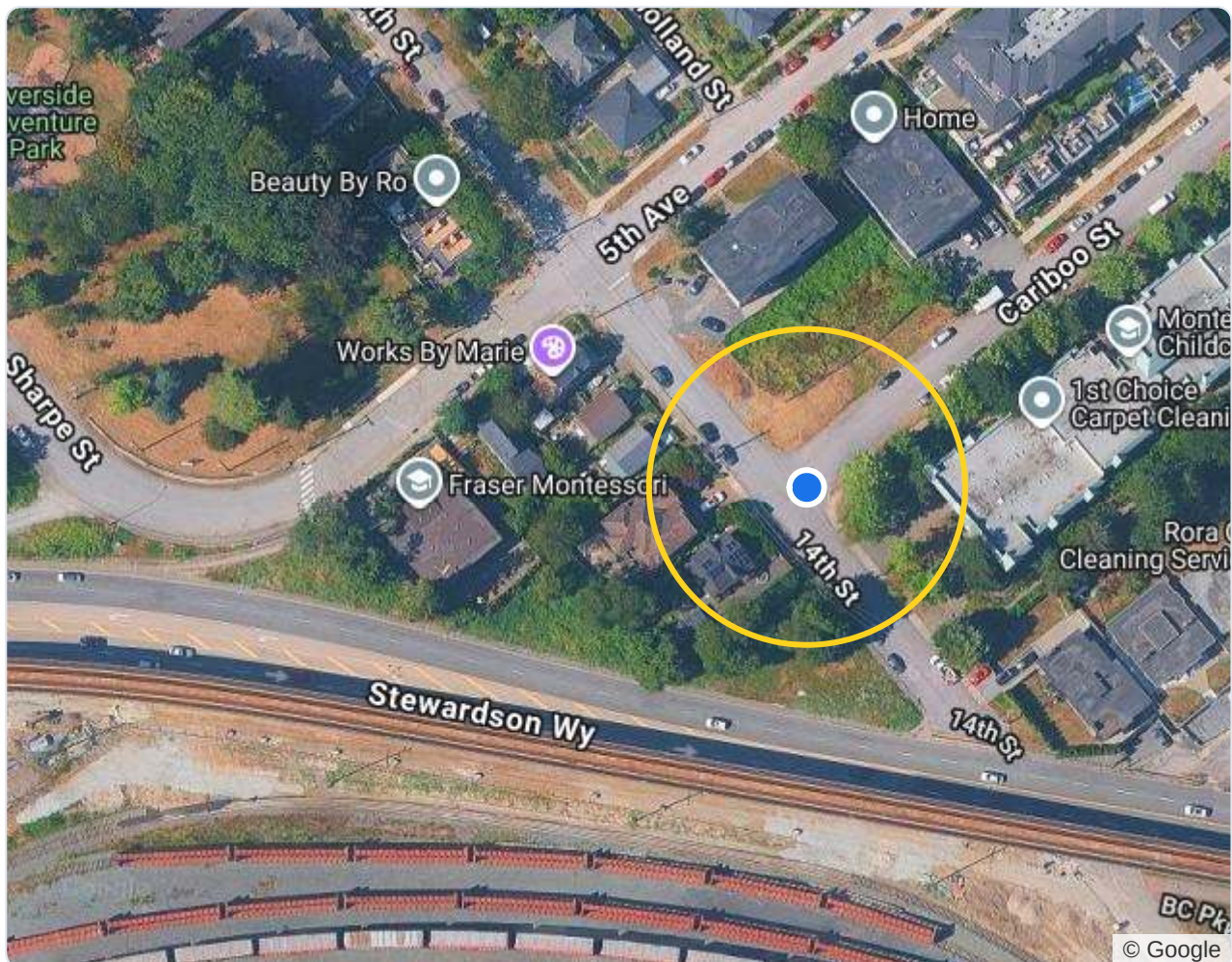
Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Storage

Maintenance Fees Include

- ✓ Caretaker
- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management

Location





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