

BUILDING BROCHURE

SEDONA

522 Smith Ave. · Coquitlam, BC V3J 7X7 · Coquitlam West



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2 FOR SALE
FROM \$459,900


12-MO SOLD TREND
38.7

Unit Mix

1 Bedroom

3 units

750 – 775 sf

from \$432,500

2 Bedroom

10 units

860 – 910 sf

from \$580,000

For Sale in Sedona & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$580,000	2 / 2	864 sf	\$671	104 522 SMITH AVENUE
\$459,900	1 / 1	754 sf	\$610	108 522 SMITH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$599,900	2 / 2ba	910 sf	\$659	2025-08-15
\$652,000	2 / 2ba	873 sf	\$747	2024-11-10
\$622,500	2 / 2ba	882 sf	\$706	2024-07-08
\$636,000	2 / 2ba	888 sf	\$716	2023-06-28

Value & Financing

Price Positioning

\$641 /sq ft

Active listings here average \$641/sf vs \$835/sf across Coquitlam West.

23% below area average

Mortgage Snapshot

\$2,203 /mo

Entry price (from) \$459,900

20% down payment \$91,980

Rate / amortization 5.24% · 25 yr

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

YEAR BUILT 1999	LEVELS 4	SUITES 60	CONSTRUCTION Concrete
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS3845	MANAGEMENT Associa

Overview

Sedona - 522 Smith Avenue, Coquitlam, BC V3J 7X7, LMS3845- Located on Smith Avenue and Clarke Road in the popular Coquitlam West area, minutes away from Coquitlam College, Skytrain, Lougheed Mall shopping, Cameron Recreation Complex, Library, etc. The notable landmarks around Sedona are Burquitlam Park, Lyndhurst Park, East Grove Park and Burquitlam Plaza. Direct access to Clarke Road and the future Evergreen Line allows for an easy commute to surrounding destinations including Burnaby, Vancouver and New Westminster.

Sedona is close to Roy Stibbs Elementary and Mountain View Elementary Schools, Centennial Secondary Schools, Miller Park Community School, Kids Village Montessori Preschool and wide variety of restaurants including Fuji Sushi Restaurant, Thai Garden Restaurant, Mount Athos Pizza and many others.

Sedona is a four level concrete low rise complex built in 1999. It consists of 60 units featuring high ceilings, gas fireplace, walk-in closet, in-suite laundry and huge stone balcony. Complex amenities include storage locker, bike storage, gated underground parking, elevator and wheelchair access, great exercise centre with plenty of equipment and meeting room. Maintenance fees include garbage pickup, gardening, gas, hot water, recreation facility, snow removal and management. Don't miss your opportunity to own this amazing home.

Amenities & Features

- | | |
|--------------------|------------|
| ✓ Bike Room | ✓ Elevator |
| ✓ Exercise Centre | ✓ Garden |
| ✓ In Suite Laundry | ✓ Storage |

Maintenance Fees Include

- | | |
|------------------|-----------------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Gas | ✓ Hot Water |
| ✓ Management | ✓ Recreation Facility |
| ✓ Snow Removal | |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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