

BUILDING BROCHURE

SOUTHWOOD ESTATE - 7553 HUMPHRIES BUILDING

7553 Humphries Crt. · Burnaby, BC V3N 4K9 · Edmonds BE



Scan to view online



1 FOR SALE
FROM \$691,200

1 SOLD · 12 MO
\$435,000-\$435,000


12-MO SOLD TREND
-18.7

BC Condos & Homes Team
604-671-7000 | www.VancouverFloorPlans.com



Unit Mix

1 Bedroom 3 units 712 – 748 sf from \$404,000	2 Bedroom 16 units 903 – 942 sf from \$425,000	3 Bedroom 6 units 1,251 – 1,301 sf from \$583,000
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For Sale in Southwood Estate - 7553 Humphries Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$691,200	3 / 2	1301 sf	\$531	10 7561 HUMPHRIES COURT

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$435,000	1 / 1ba	748 sf	\$582	2026-03-24
\$540,000	2 / 1ba	913 sf	\$591	2025-06-14
\$650,000	3 / 1ba	1281 sf	\$507	2024-09-28
\$530,000	2 / 1ba	912 sf	\$581	2024-04-14

Value & Financing

Price Positioning \$531 /sq ft Active listings here average \$531/sf vs \$729/sf across Edmonds BE. 27% below area average	Mortgage Snapshot \$3,310 /mo Entry price (from) \$691,200 20% down payment \$138,240 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 1980	LEVELS 3	SUITES 74	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN NWS2155	MANAGEMENT Century 21 Prudential Estates (rmd) Ltd.

Overview

Southwood Estate - 7553 Humphries Court, Burnaby, BC V3N 3E9, NWS2155 - located in Edmonds Burnaby East area, near the crossroads 16th Avenue and Kingsway. Southwood Estate is just minutes from Betty's Daycare, Twelfth Avenue Elementary, Mary Avenue Park, Ernie Winch Park and Richmond Park. Close to Poplar Park, Stride Avenue Park, Taylor Park, Byrne Creek Urban trails, Stride Avenue Elementary and Byrne Creek Secondary. The bus stops on Kingsway that is within steps from the complex. Edmonds Skytrain station in a short stroll. Highgate Shopping Centre just a couple of blocks from the development where you can find Save-On-Foods, Shoppers Drug Mart, Starbucks, Blenz, Subway, Liquor Store and fitness facility. There are a lot of restaurants in the neighbourhood where you can enjoy your lunch or dinner. House of Wings, Freshslice Pizza, Chinese Foods, Nao Sushi are only a few for your enjoyment. Metrotown with all its shops and facilities is within 5 minutes drive. The complex also has an easy access to Trans-Canada Hwy1 that can take you to Vancouver. The Southwood Estate was built in 1980. There are 74 units in development and in strata. It has frame-wood construction with wood exterior finishing. The features are underground secure parking, garden, in-suite laundry and recreation centre. Most homes offer laminate floors, spacious rooms and a large balcony.

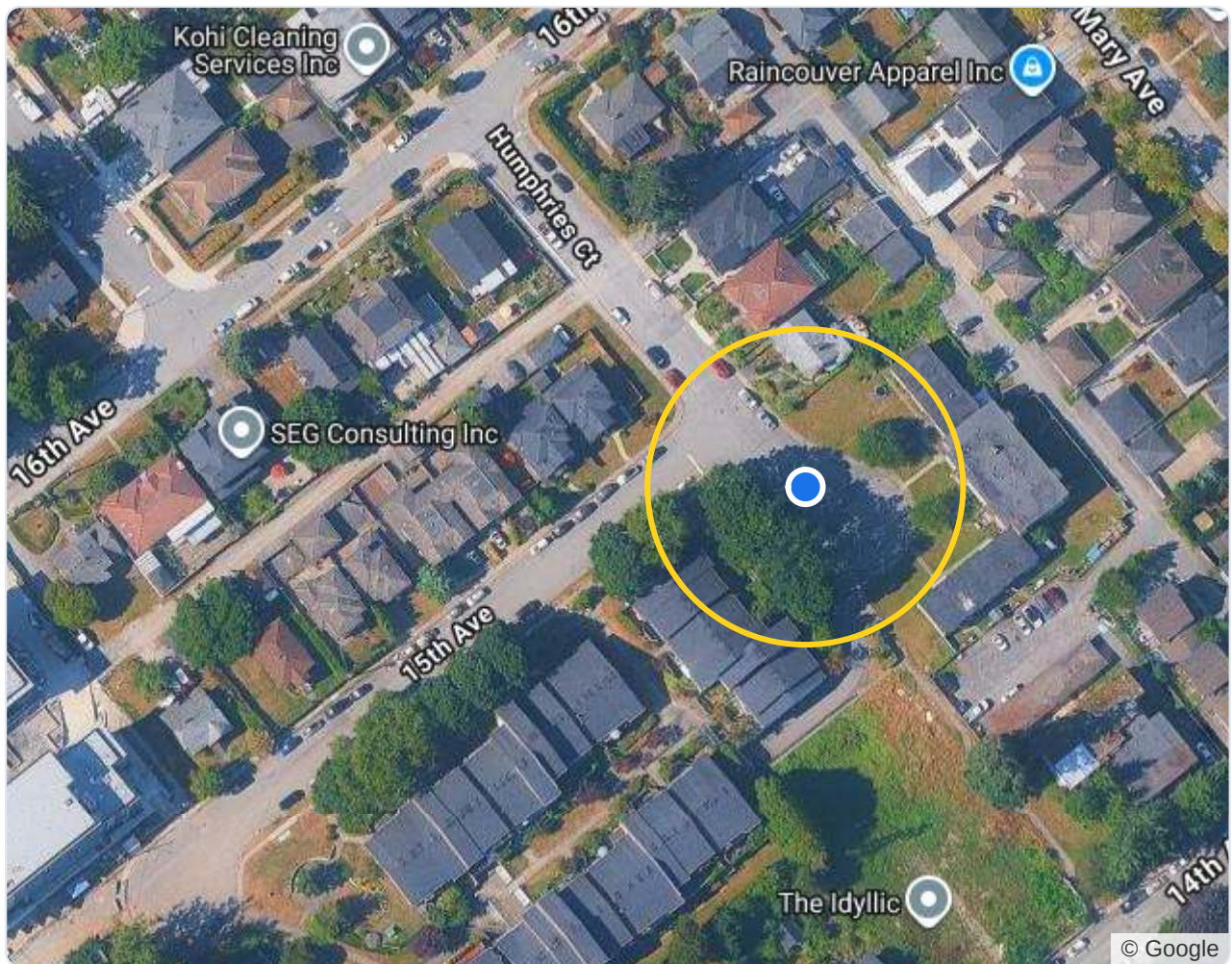
Amenities & Features

- ✓ In Suite Laundry

Maintenance Fees Include

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

Location



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