

\$1,499,000 - 631 Roderick Avenue, Coquitlam

MLS® #R3057289

\$1,499,000

2 Bedroom, 1.00 Bathroom, 886 sqft

Single Family on 0.17 Acres

N/A, Coquitlam, British Columbia

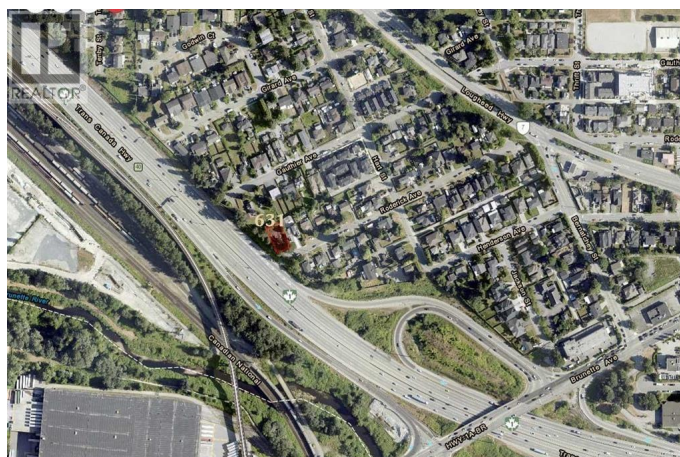
Builders or investors! Prime 7,455 sq.ft. RT-1 lot in Southwest Coquitlam with multifamily triplex DP submitted-no rezoning required. Quiet cul-de-sac location with a 2-bed, 1-bath home generating \$2,350/mo holding income (month-to-month tenant). Just a 7-min walk to Braid SkyTrain, this site also falls within Tier 2 of the Braid Skytrain TOA under Bill 47, offering future redevelopment potential up to 4.0 FSR and 12 storeys. Bonus: opportunity to acquire the adjacent 3,396 sq.ft. City-owned lot for an even larger development site. Minutes to Hwy 1, Superstore, T&T, schools & restaurants. Endless options for growth! (id:6289)

Built in 1955

Essential Information

Listing #	R3057289
Price	\$1,499,000
Bedrooms	2
Bathrooms	1.00
Square Footage	886
Acres	0.17
Year Built	1955
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information



Address	631 Roderick Avenue
Subdivision	N/A
City	Coquitlam
Province	British Columbia
Postal Code	V3K1P3

Amenities

Amenities	Recreation, Shopping
Features	Central location
Parking Spaces	4

Interior

Appliances	All
Heating	Natural gas Forced air
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Listing Details

Listing Office	eXp Realty
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Listing information last updated on October 13th, 2025 at 5:46pm PDT