

BUILDING BROCHURE

VISTA RIDGE - 10756 138TH BUILDING

10756 138th St. · Surrey, BC V3T 4K5 · Whalley



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2 FOR SALE
FROM \$499,000

3 SOLD · 12 MO
\$475,000-\$530,000

12-MO SOLD TREND
-19.5

Unit Mix

2 Bedroom

25 units

1,022 – 1,132 sf

from \$408,000

For Sale in Vista Ridge - 10756 138th Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$525,000	2 / 2	1034 sf	\$508	313 10756 N 138 STREET
\$499,000	2 / 2	1022 sf	\$488	315 10756 138 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$475,000	2 / 2ba	1070 sf	\$444	2026-02-08
\$530,000	2 / 2ba	1120 sf	\$473	2025-12-07
\$525,000	2 / 2ba	1070 sf	\$491	2025-09-29
\$543,500	2 / 2ba	1128 sf	\$482	2024-05-06

Value & Financing

Price Positioning

\$498 /sq ft

Active listings here average **\$498/sf** vs **\$781/sf** across Whalley.

36% below area average

Mortgage Snapshot

\$2,390 /mo

Entry price (from)	\$499,000
20% down payment	\$99,800
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1991	LEVELS 3	SUITES 88	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN NWS3201	MANAGEMENT Self Managed

Overview

Vista Ridge - 10756 138 Street Surrey, BC V3T 4K5, NWS3201 - Located on 139 Street and 108 Avenue in the Whalley neighbourhood of North Surrey. Vista Ridge at 10756 138 Street is one of the four buildings in this complex that offers 88 homes built in 1992 that are professionally managed. This building is across the street from Forsyth Elementary School and central to bus loops, SkyTrain stations, SFU, London Drugs, Central City Shopping Centre, Shoppers Drug Mart, recreation, parks, restaurants, Holland Park, Surrey Memorial Hospital, and much more! Direct access to transportation routes including Fraser Highway, allows an easy commute to surrounding

destinations. Most homes feature spacious living areas, private balconies, plenty of windows that allow lots of natural light through your home and in-suite laundry. Vista Ridge is wheelchair accessible, has secured parking, extra storage lockers and ample visitor parking space. The other building addresses include 10720 138 Street, 10743 139 Street and 10721 139 Street. Vista Ridge offers a convenient location with condo living suited for every lifestyle - Live here!

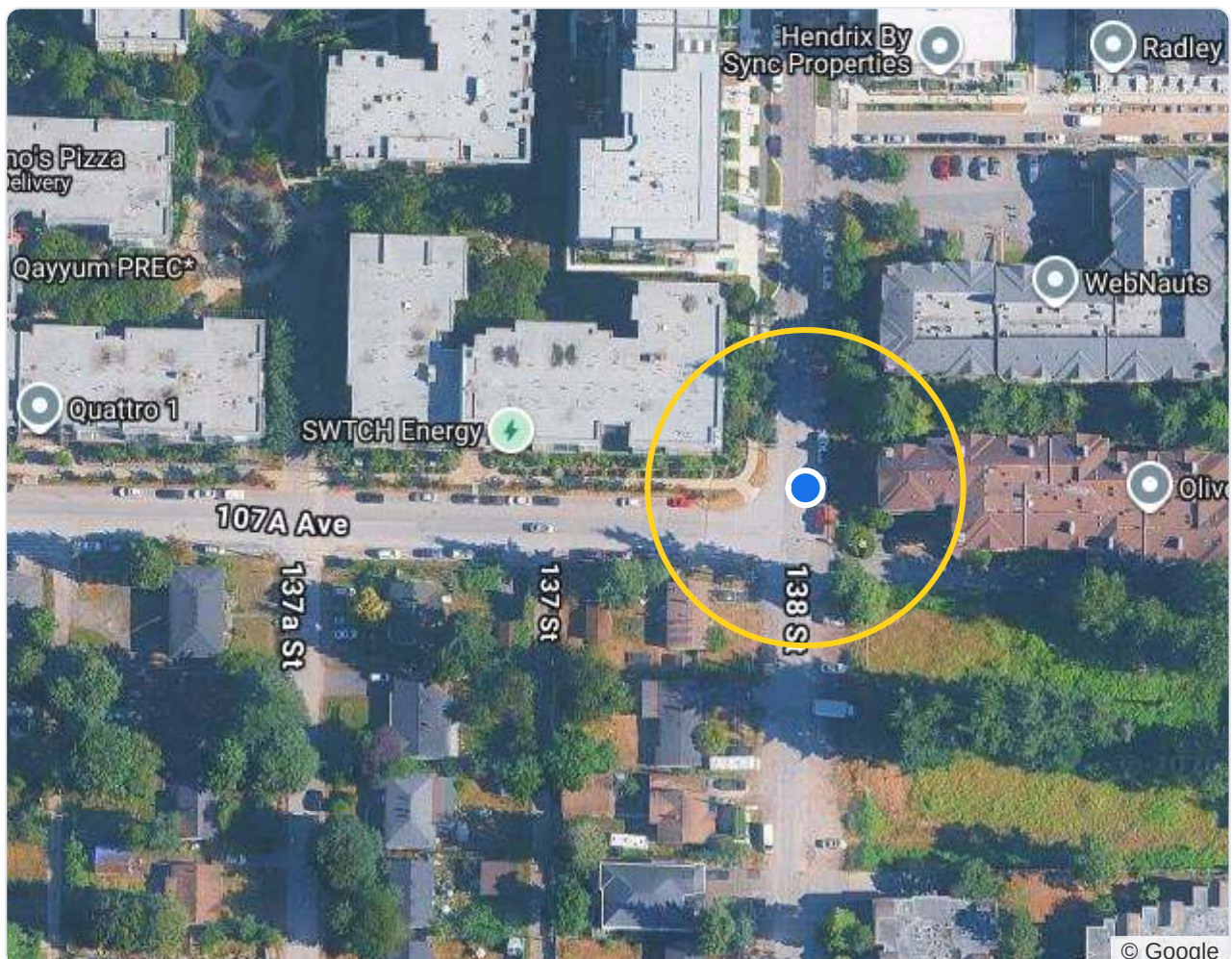
Amenities & Features

- ✓ Elevator
- ✓ Storage
- ✓ In Suite Laundry
- ✓ Wheelchair Access

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gas
- ✓ Gardening
- ✓ Management

Location





Les Twarog

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