

OCEAN PARK GROVE - 12945 17TH BUILDING

12945 17th Ave. · White Rock, BC V4A 8T7 · Crescent Bch Ocean Pk.



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1 FOR SALE
FROM \$849,000

5 SOLD · 12 MO
\$810,000–\$1,087,000



Unit Mix

2 Bedroom

14 units
1,300 – 1,804 sf
from \$810,000

3 Bedroom

7 units
1,789 – 2,197 sf
from \$980,000

For Sale in Ocean Park Grove - 12945 17th Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$849,000	2 / 2	1316 sf	\$645	4 12975 17 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$810,000	2 / 2ba	1300 sf	\$623	2026-06-14
\$1,000,000	2 / 2ba	1492 sf	\$670	2026-03-17
\$927,000	2 / 2ba	1773 sf	\$523	2026-03-13
\$1,087,000	3 / 3ba	2015 sf	\$539	2025-11-18

Value & Financing

Price Positioning

\$645 /sq ft

Active listings here average **\$645/sf** vs **\$741/sf** across Crescent Bch Ocean Pk..

13% below area average

Mortgage Snapshot

\$4,066 /mo

Entry price (from)	\$849,000
20% down payment	\$169,800
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1987	SUITES 58	CONSTRUCTION Frame - Wood	EXTERIOR Stucco
TITLE TO LAND Freehold Strata	STRATA PLAN NWS2502	MANAGEMENT Leonis Management & Consultants Ltd.	

Overview

Ocean Park Grove - 12945 17th Avenue, White Rock, BC V4A 8T7, Strata Plan No. NWS2502, 1 level, 58 townhouses, built 1987 - located at the corner of 128th Street and 17th Avenue in Ocean Park community of White Rock. Ocean Park Grove is a popular retirement complex in the heart of Ocean Park. Ocean Park Grove townhouses complex has nineteen addresses with 58 units. 12901, 12903, 12905, 12909, 12911, 12917, 12919, 12923, 12925, 12927, 12937, 12941, 12945, 12951, 12957, 12963, 12969, 12975, and 12981 17th Avenue, White Rock. This rancher style townhouses complex is a cul-de-sac community that offers privacy and quiet. Each home offers

large entry way, natural gas fireplaces, open kitchen, great floor plan, lots of windows, large master bedrooms (with full ensuite), built-in vacuum, insuite laundry, new roofs, generous garden yards, and double car garage. Centrally located in Ocean Park neighborhood, Ocean Park Grove is a short stroll to everything Ocean Park has to offer (Ocean Park Library, Safeway, liquor store, banks, Starbucks, transit, etc) or stroll to new "Kwomis" Park for whale watching, or take 1,001 steps right to the beach, it's all just minutes away. Nothing to do but move in and enjoy the lifestyle of the village! Ocean Park Grove is managed by Leonis Management 604-575-5474. Age Restrictions 19+, Pets not allowed, Rentals not allowed.

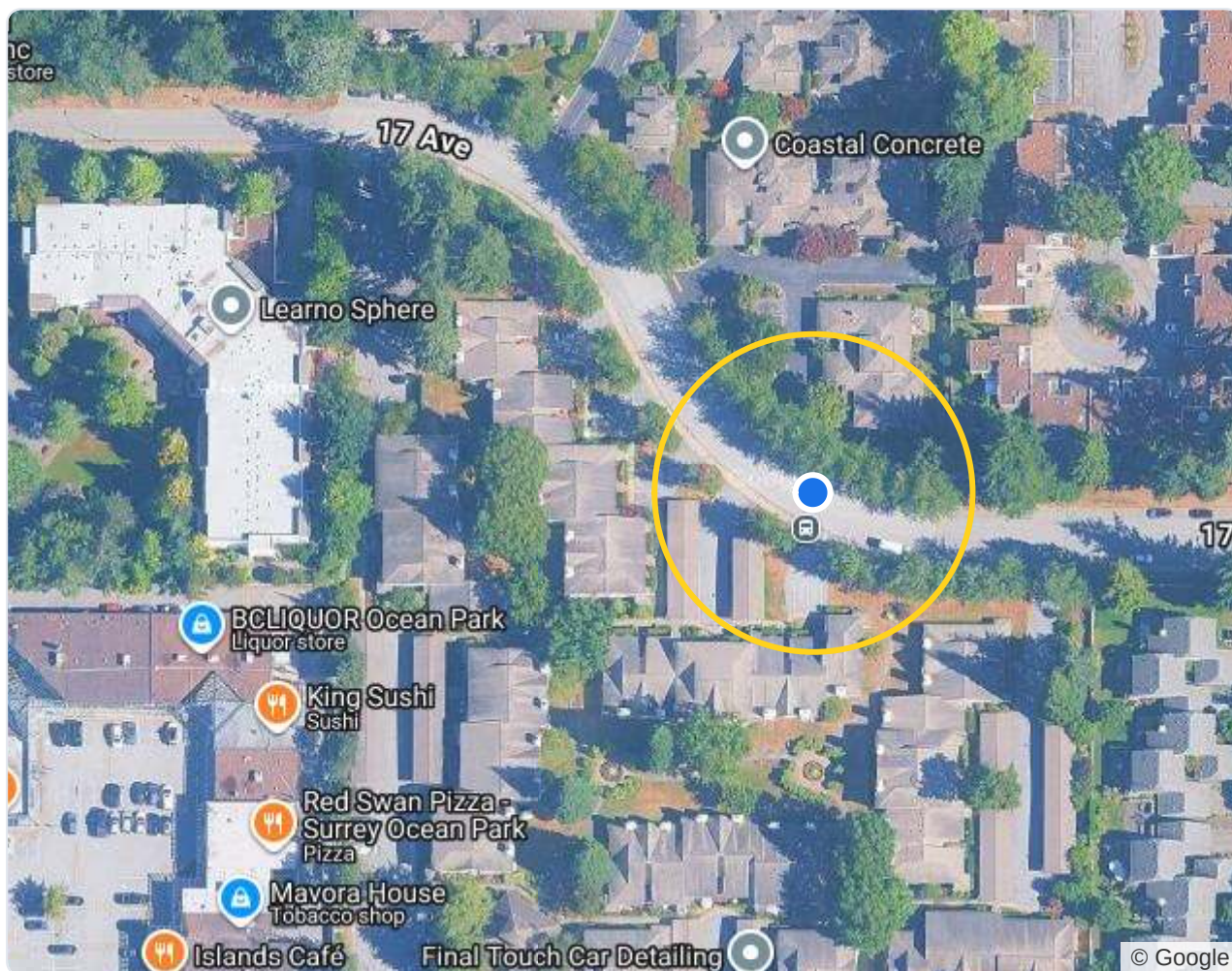
Amenities & Features

- ✓ Club House

Maintenance Fees Include

- ✓ Cable/satellite
- ✓ Gardening
- ✓ Recreation Facility
- ✓ Garbage Pickup
- ✓ Management

Location





Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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