

OCEAN PARK GROVE - 12981 17 BUILDING

12981 17 Ave. · Surrey, BC V4A 8T3 · Crescent Bch Ocean Pk.



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1 FOR SALE
FROM \$849,000

5 SOLD · 12 MO
\$810,000-\$1,087,000


12-MO SOLD TREND
-31.1

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 - 12981 17 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 **\$1185/sf** across Crescent Bch Ocean Pk..

46% 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 1986	CONSTRUCTION Frame	EXTERIOR Stucco	TITLE TO LAND Freehold Strata
STRATA PLAN NWS2502			

Overview

Ocean Park Grove - 12981 17th Avenue, Surrey, BC V4A 8T3, Canada. Strata Plan NWS2502. Crossroads are 17 Avenue and 130 Street located in Surrey. Completed 1986. 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 and 12975 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.

Nearby parks include Laronde Park, Fun Fun Park and Ware Park. Short drive to Ocean Park and Crescent Beach. Nearby Schools are Southridge, Sunnyside Elementary School, Earl Marriott Secondary School, Semiahmoo Secondary Elgin Park Secondary School, Blaine School District, Chantrell Creek Elementary School, School Crescent Park Elementary School, Fleetwood Park Secondary School and Ecole Laronde Elementary School. Supermarkets and Grocery Stores nearby are Safeway Ocean Park, Chan's Farm Market Ltd., Skyline Mart, Buy-Low Foods, White Rock Supermarket Ltd., Howes Market, Choices Markets and Safeway Peninsula Village.

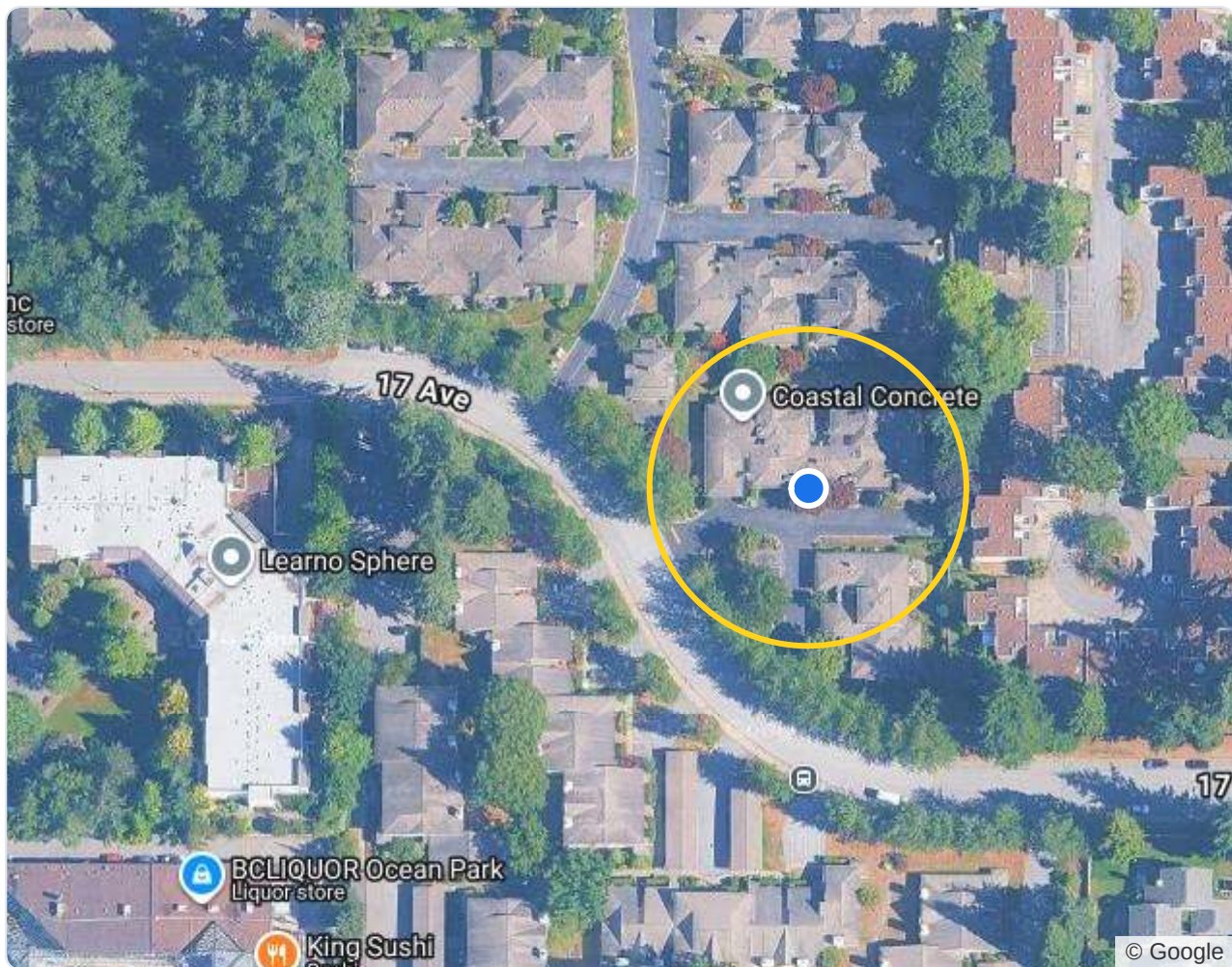
Amenities & Features

- ✓ Club House

Maintenance Fees Include

- | | |
|--------------|----------------|
| ✓ Caretaker | ✓ Gardening |
| ✓ Management | ✓ Snow Removal |

Location



Les Twarog

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