

BUILDING BROCHURE

CONNECT

13228 Old Yale Rd. · Surrey, BC V3T 0K3 · Whalley



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4 FOR SALE
FROM \$399,980

2 SOLD · 12 MO
\$295,000–\$358,000



Unit Mix

Studio

2 units
449 – 457 sf
from \$360,000

1 Bedroom

37 units
437 – 789 sf
from \$278,000

2 Bedroom

17 units
786 – 1,129 sf
from \$429,000

For Sale in CONNECT & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$599,900	2 / 3	1129 sf	\$531	126 13228 OLD YALE ROAD
\$595,000	2 / 2	831 sf	\$716	410 13228 OLD YALE ROAD
\$429,000	2 / 1	786 sf	\$546	200 13228 OLD YALE ROAD
\$399,980	1 / 1	525 sf	\$762	412 13228 OLD YALE ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$295,000	1 / 1ba	476 sf	\$620	2026-03-07
\$358,000	1 / 1ba	525 sf	\$682	2025-11-24
\$565,000	2 / 2ba	888 sf	\$636	2025-05-21
\$578,000	2 / 2ba	855 sf	\$676	2025-05-11

Value & Financing

Price Positioning

\$639 /sq ft

Active listings here average **\$639/sf** vs **\$686/sf** across Whalley.

7% below area average

Mortgage Snapshot

\$1,916 /mo

Entry price (from) **\$399,980**

20% down payment **\$79,996**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2014	LEVELS 2	SUITES 103	CONSTRUCTION Frame - Wood
EXTERIOR Frame Wood	TITLE TO LAND Freehold Strata	STRATA PLAN EPS2215	

Overview

Welcome to Connect. Connect is a 103-home strata residence located at 13228 Old Yale Road in Surrey, in the Whalley neighbourhood. Completed in 2014, it is registered under Strata Plan EPS2215 and held as Freehold Strata. It sits near the intersection of Old Yale Road & Olsen Road.

Residents enjoy an array of amenities including bike room, exercise centre, playground and storage, underground parking and baseboard / electric heating.

Set in Whalley, Surrey, Connect offers a central location, recreation and shopping nearby. Explore floor plans, prices, availability, MLS listings and full building details on BCCondos.net.

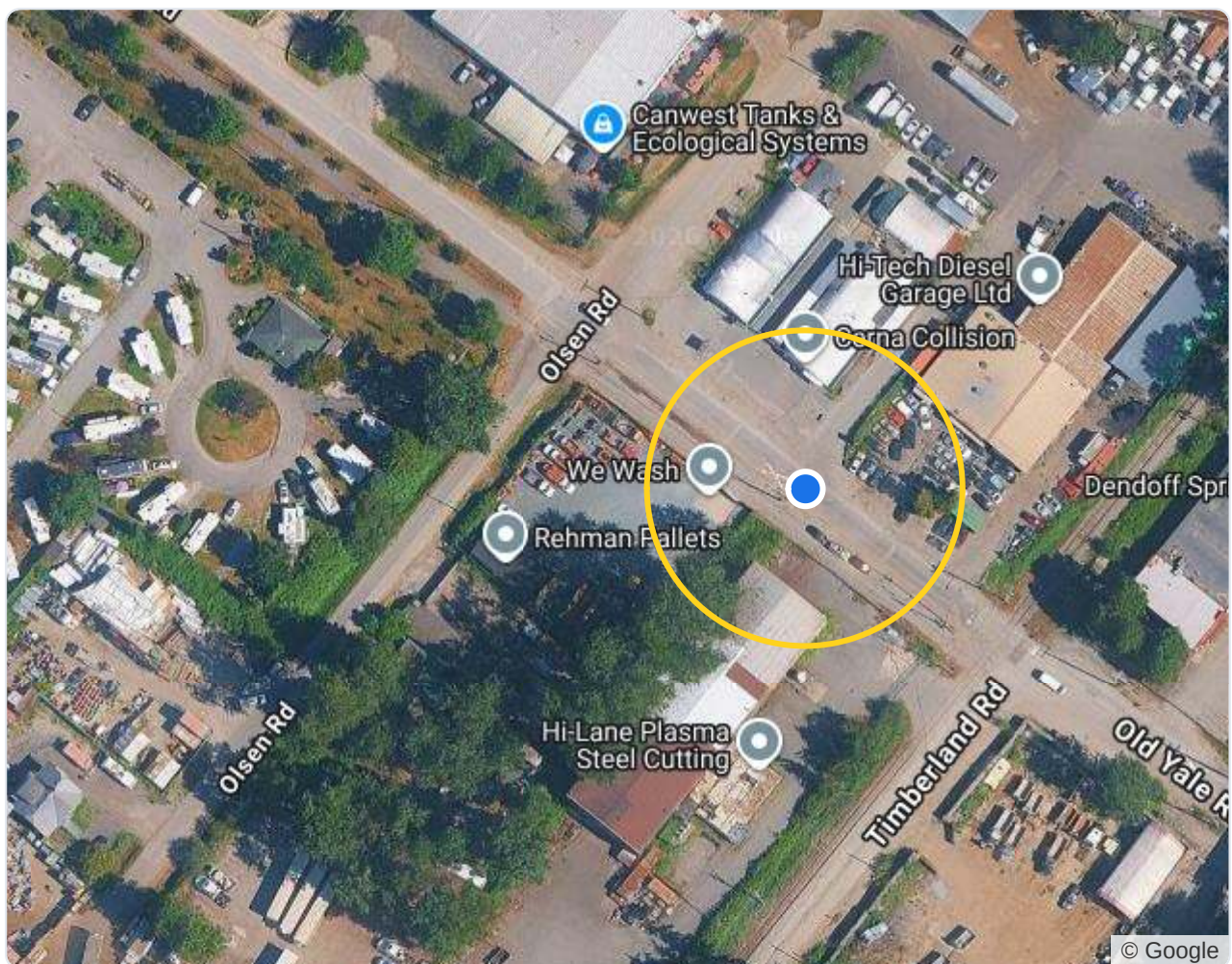
Amenities & Features

- ✓ Bike Room
- ✓ Exercise Centre
- ✓ Playground
- ✓ Storage

Maintenance Fees Include

- ✓ Hot Water
- ✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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