

BUILDING BROCHURE

CORNERSTONE - 13353 108 BUILDING

13353 108 Ave. · Surrey, BC V3T 5T5 · Whalley



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5 FOR SALE
FROM \$359,800

4 SOLD · 12 MO
\$355,000-\$435,000

12-MO SOLD TREND
-32.8

Unit Mix

1 Bedroom

47 units
630 – 855 sf
from \$326,300

2 Bedroom

26 units
835 – 1,236 sf
from \$370,000

For Sale in Cornerstone - 13353 108 Building & Complex

5 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$539,000	2 / 2	1031 sf	\$523	1806 13383 108 AVENUE
\$529,000	2 / 2	999 sf	\$530	904 13383 108 AVENUE
\$489,000	1 / 2	826 sf	\$592	1207 13353 108 AVENUE
\$424,999	1 / 2	839 sf	\$507	203 13353 108 AVENUE
\$359,800	1 / 1	644 sf	\$559	702 13353 108 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$358,000	1 / 1ba	631 sf	\$567	2026-06-20
\$420,000	1 / 2ba	851 sf	\$494	2026-05-05
\$355,000	1 / 1ba	630 sf	\$563	2026-03-20
\$435,000	1 / 2ba	827 sf	\$526	2025-10-12

Value & Financing

Price Positioning

\$542 /sq ft

Active listings here average **\$542/sf** vs **\$787/sf** across Whalley.

31% below area average

Mortgage Snapshot

\$1,723 /mo

Entry price (from) **\$359,800**

20% down payment **\$71,960**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1994	LEVELS 22	SUITES 278	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1383	DEVELOPER Intrawest Development Corporation
ARCHITECT Wm Moroz Architect Ltd.			

Overview

Cornerstone at Gateway - 13353 108th Avenue, Surrey, BC V3T 5T5, 18 levels, 278 units, built 1994 - located at the northwest corner of 108th Avenue and 134th Street in Surrey. Developed by Intrawest Development Corporation, the builder of Western Canada's largest diversified real estate development company, two sister condo towers of 18 and 21 storeys stand in the shadow of the Gateway SkyTrain Station at 13353 and 13383 108th Avenue in the Whalley district of Surrey.

The homes are open concept and have been planned to maximize functionality, with large windows to flood the condos with natural light. The flooring is plush 32-ounce wall-to-wall carpeting with decorative wood baseboards. All condos have generously-sized outdoor patios for entertaining and natural fireplaces indoors. The gourmet kitchens have European-styled cabinets, with hand-set imported ceramic tile floor and sunshine ceiling lighting. An energy-efficient appliances package and Self-cleaning range are also included. The bathrooms also have laminate counter tops with European-styled cabinets, and the flooring is marble or imported ceramic tile. Residents have access to a community Amenities Area that includes sparkling outdoor pool, mini-theatre, equipped gym, hot tub, sauna, two changing rooms, lounge/activities centre too. And, being close to Mount Baker, the North Shore Mountains and the gleaming Fraser River, Cornerstone provides uplifting views from every side of the building.

Living at Cornerstone offers the perfect balance of urban convenience and recreational pursuits. Cornerstone at Gateway is steps to the Gateway SkyTrain Station that will connect you to downtown Vancouver, New West as well as Burnaby within a heartbeat. In addition, Cornerstone has its own pedestrian linear parkway, restaurants, shops, fitness centre and daycare centre. And right across the street from Cornerstone at Gateway, there is a lavishly landscaped one acre urban park with a lake and interactive fountains.

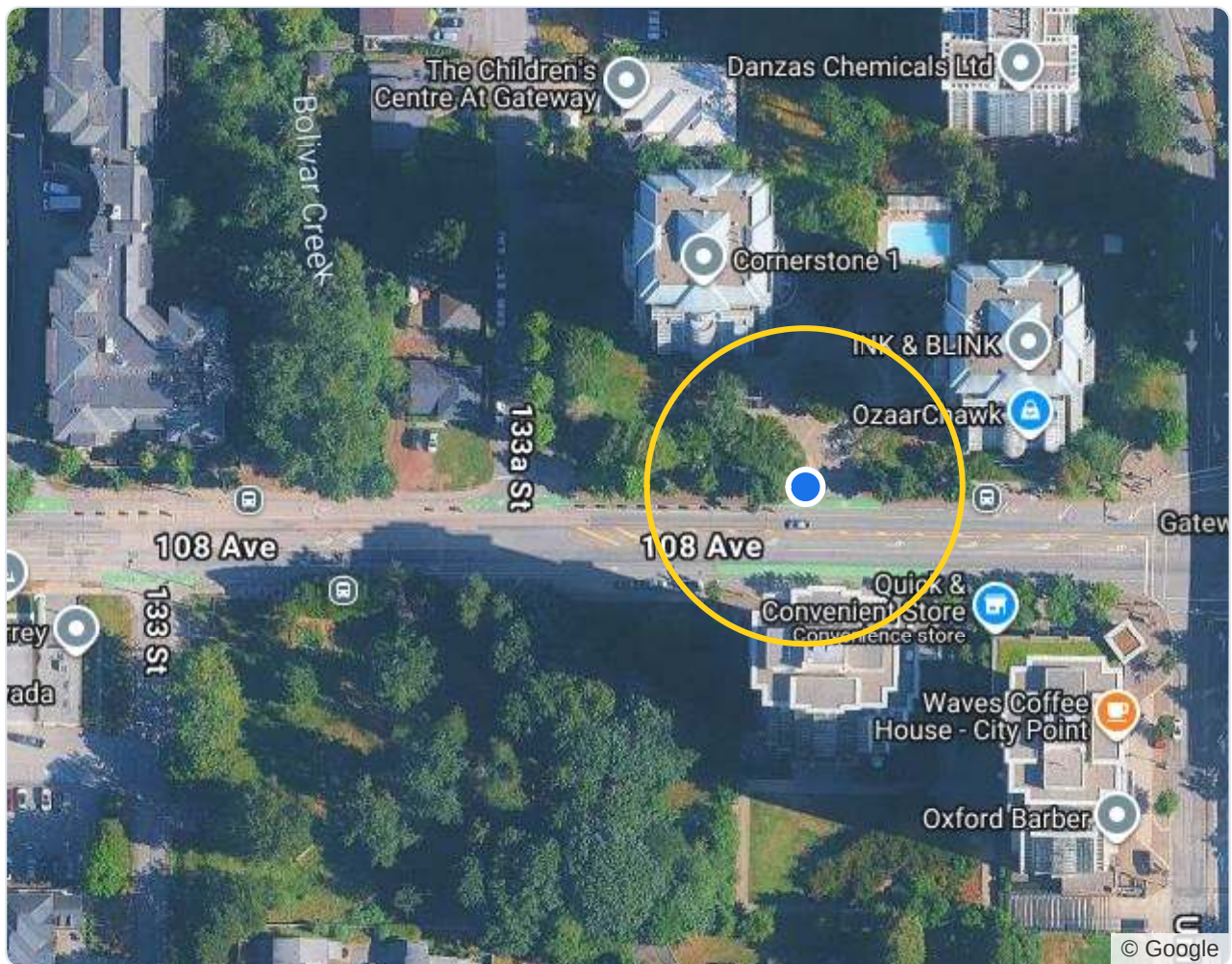
Amenities & Features

- | | |
|---------------------|---------------------|
| ✓ Club House | ✓ Pool; Outdoor |
| ✓ Recreation Center | ✓ Swirlpool/hot Tub |

Maintenance Fees Include

- | | |
|-----------------------|------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Gas |
| ✓ Hot Water | ✓ Management |
| ✓ Recreation Facility | |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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