

BUILDING BROCHURE

GLENDALE VILLAGE - 13882 102ND BUILDING

13882 102nd Ave. · Surrey, BC V3T 1P1 · Whalley



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2 FOR SALE
FROM \$449,900

2 SOLD · 12 MO
\$515,000–\$525,000



Unit Mix

1 Bedroom

2 units
1,000 – 1,004 sf
from \$437,000

2 Bedroom

23 units
1,275 – 1,604 sf
from \$365,000

For Sale in Glendale Village - 13882 102nd Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$449,900	2 / 2	1328 sf	\$339	101 13858 102 AVENUE
\$449,900	2 / 2	1320 sf	\$341	102 13894 102 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$525,000	2 / 2ba	1339 sf	\$392	2025-11-12
\$515,000	2 / 2ba	1425 sf	\$361	2025-10-05
\$500,000	2 / 2ba	1339 sf	\$373	2025-07-02
\$575,000	2 / 2ba	1349 sf	\$426	2024-12-29

Value & Financing

Price Positioning

\$340 /sq ft

Active listings here average **\$340/sf** vs **\$774/sf** across Whalley.

Mortgage Snapshot

\$2,155 /mo

Entry price (from) **\$449,900**
20% down payment **\$89,980**

56% below area average

Rate / amortization

5.24% · 25 yr

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

YEAR BUILT 1984	LEVELS 2	SUITES 84	CONSTRUCTION Frame - Wood
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN NWS2243	MANAGEMENT Leonis Management & Consultants Ltd.

Overview

Glendale Village - 13882 102 Avenue Surrey, BC V3T 1P1, NWS2243 - Located in the heart of North Surrey on 102 Avenue and 139 Street. Glendale Village offers 84 homes built in 1986 that are professionally managed. This is a central location close to bus stops, SkyTrain stations, SFU, Central City Shopping Centre, Surrey Public Library, restaurants, coffee shops, Shoppers Drug Mart, London Drugs, Surrey Memorial Hospital, Holland Park, recreation and much more! Direct access to major transportation routes including Fraser Highway, allows an easy commute to surrounding destinations. Most homes feature two levels, vaulted ceilings, oversized windows for lots of natural light, insuite laundry, cozy fireplaces and spacious decks that are great for relaxing and entertainment. This is a social community with activities to enjoy offered by this complex including a guest suite, library, billiard room, exercise centre, sauna, workshop and recreation centre. Glendale is secure with gates at both entrances and offers ample visitor parking. The addresses for this complex are 13858, 13864, 13870, 13876 13882, 13888 and 13894 102 Avenue. Glendale Village is a quiet, adult-oriented community that offers convenient townhome living suited for every lifestyle - Live here!

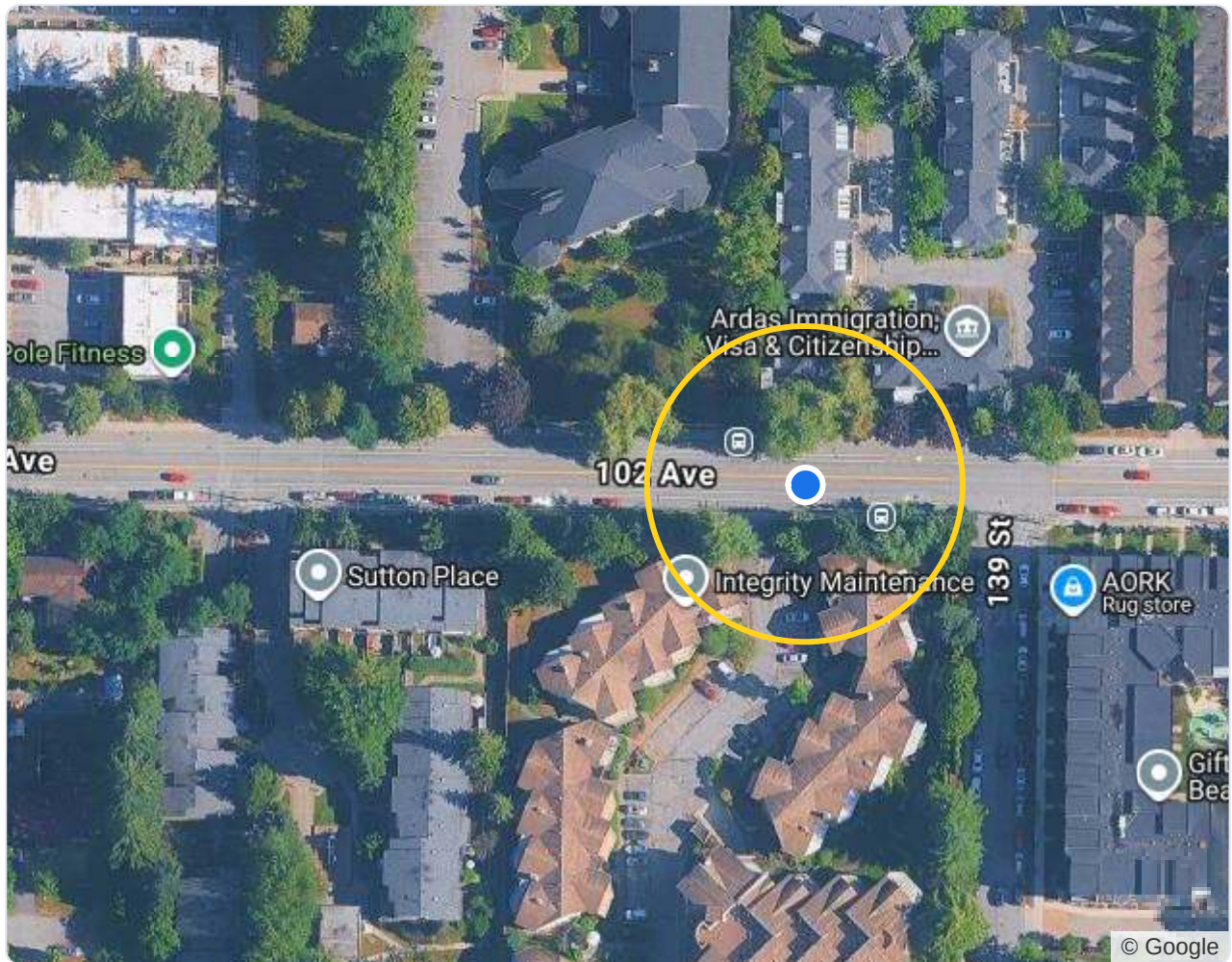
Amenities & Features

- ✓ Club House
- ✓ Guest Suite
- ✓ Swirlpool/hot Tub
- ✓ Exercise Centre
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Garbage Pickup
- ✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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