

BUILDING BROCHURE

# GLENDALE VILLAGE - 13894 102ND BUILDING

13894 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 - 13894 102nd Building & Complex

2 currently active

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

## Recently Sold in this Building

| SOLD PRICE       | BEDS    | SIZE    | \$/SF | DATE       |
|------------------|---------|---------|-------|------------|
| <b>\$525,000</b> | 2 / 2ba | 1339 sf | \$392 | 2025-11-12 |
| <b>\$515,000</b> | 2 / 2ba | 1425 sf | \$361 | 2025-10-05 |
| <b>\$500,000</b> | 2 / 2ba | 1339 sf | \$373 | 2025-07-02 |
| <b>\$575,000</b> | 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<br><b>1984</b> | LEVELS<br><b>2</b>                      | SUITES<br><b>88</b>           | CONSTRUCTION<br><b>Frame - Wood</b>                 |
| EXTERIOR<br><b>Vinyl</b>  | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>NWS2243</b> | MANAGEMENT<br><b>Alliance Real Estate Group Inc</b> |

## Overview

Glendale Village - 13894 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 1985 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, Shopper Drugs 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 that brighten living spaces, in-suite laundry, cozy fireplaces and spacious decks that are great for relaxing and entertainment. This is a social community with activities to enjoy offered by the 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
- ✓ Sauna/steam Room
- ✓ Exercise Centre
- ✓ In Suite Laundry
- ✓ Workshop Attached

## Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Management



## Location



**Les Twarog**

RE/MAX Crest Realty · BC Condos & Homes Team

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