

BUILDING BROCHURE

UPTON PARK

13963 70 Ave. · Surrey, BC V3W 0A3 · East Newton



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BC Condos & Homes Team
604-671-7000 | www.VancouverFloorPlans.com



4 FOR SALE
FROM \$599,999

4 SOLD · 12 MO
\$493,000–\$735,000



Unit Mix

1 Bedroom

3 units
877 – 900 sf
from \$315,000

2 Bedroom

22 units
1,024 – 1,575 sf
from \$390,000

3 Bedroom

14 units
1,315 – 2,052 sf
from \$465,000

4 Bedroom

13 units
1,938 – 2,027 sf
from \$574,000

For Sale in Upton Park & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$729,900	3 / 2	1887 sf	\$387	4 13919 70 AVENUE
\$720,000	4 / 4	1991 sf	\$362	3 13981 70 AVENUE
\$699,000	3 / 2	1951 sf	\$358	1 13925 70 AVENUE
\$599,999	3 / 2	1353 sf	\$443	320 13911 70 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$513,000	2 / 2ba	1244 sf	\$412	2026-05-16
\$493,000	2 / 2ba	1024 sf	\$481	2026-04-18
\$621,000	3 / 2ba	1525 sf	\$407	2025-11-16
\$735,000	4 / 4ba	2027 sf	\$363	2025-09-10

Value & Financing

Price Positioning

\$388 /sq ft

Active listings here average **\$388/sf** vs **\$495/sf** across East Newton.

22% below area average

Mortgage Snapshot

\$2,874 /mo

Entry price (from) **\$599,999**

20% down payment **\$120,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1988	LEVELS 2	CONSTRUCTION Frame	EXTERIOR Mixed
TITLE TO LAND Freehold Strata	STRATA PLAN NWS2616	MANAGEMENT Confidential	

Overview

Upton Park - 13963 70th Avenue, Surrey, BC V3W 0A3, Canada. Strata Plan NWS2616. Crossroads are 70th Avenue and 140 Street located in Surrey. This townhouse is 3 storeys, completed 1987. Maintenance fees include caretaker, garbage pickup, gardening, management, recreation facility.

Nerby Schools are Beaver Creek Elementary School, Invergarry Adult Education Centre-Surrey School, Georges Vanier Elementary School, Sullivan Heights Secondary School, Tamanawis Secondary School, Goldstone Park Elementary School, and Cougar Creek Elementary School. Supermarkets and Grocery Stores Greenway Supermarket Inc. Safeway Strawberry Hills, Safeway Newton Town Centre, Safeway Sunshine Hills, Fiji Island Supermarket, Surabhi Store, Surrey Super Market and White Rocl Supermarket Ltd.

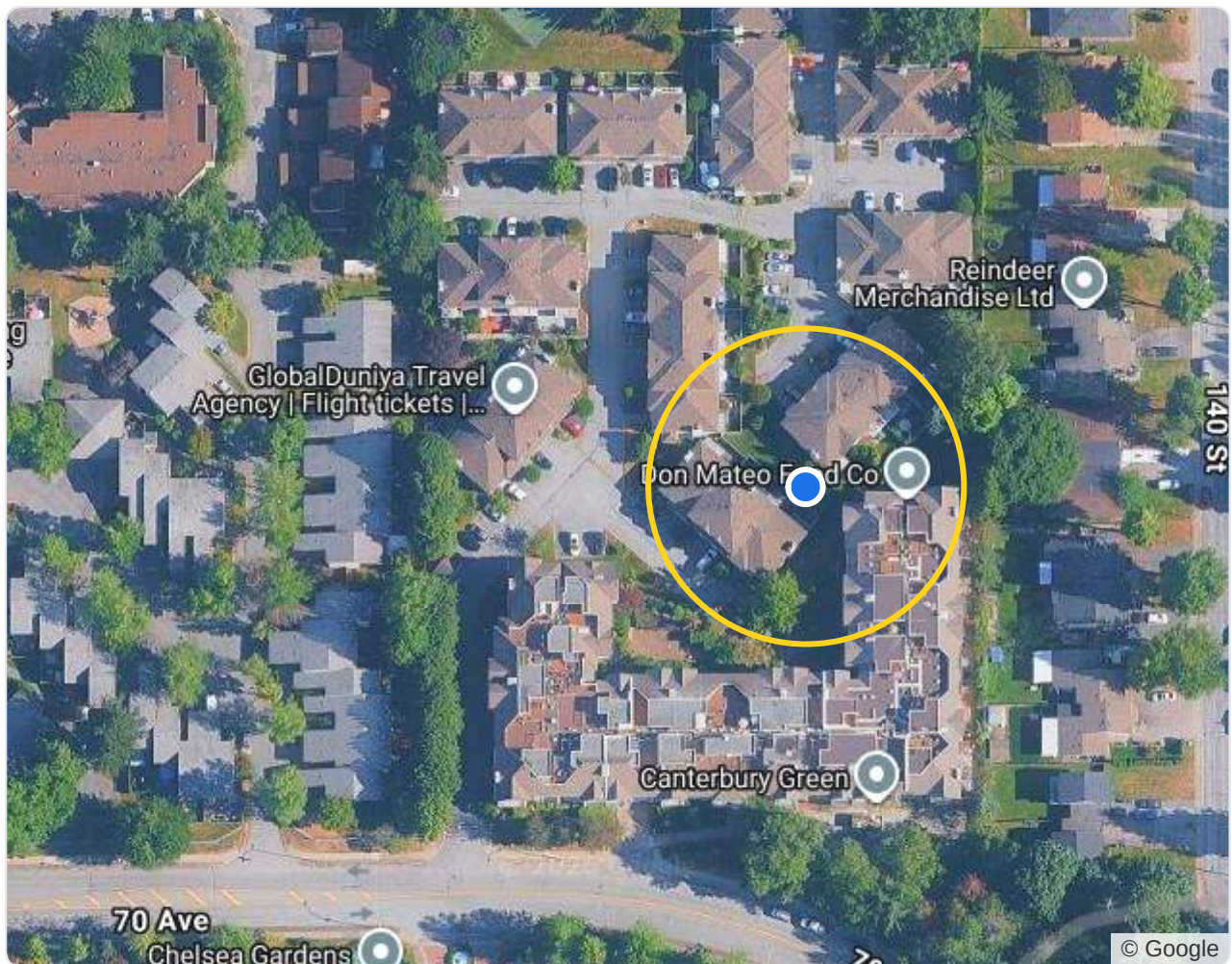
Amenities & Features

✓ Storage

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Recreation Facility
- ✓ Garbage Pickup
- ✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



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