

BUILDING BROCHURE

ANDERSON WALK

14591 36B Ave. · Surrey, BC V4P 0E3 · King George Corridor



Scan to view online



1 FOR SALE
FROM \$1,298,800

1 SOLD · 12 MO
\$1,150,000–\$1,150,000


12-MO SOLD TREND
3.1

Unit Mix

3 Bedroom 1 unit 1,942 – 1,942 sf from \$1,222,000	4 Bedroom 11 units 2,419 – 3,707 sf from \$1,105,000	5 Bedroom 2 units 2,784 – 3,551 sf from \$1,298,800	6 Bedroom 1 unit 4,088 – 4,088 sf from \$1,675,000
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For Sale in Anderson Walk & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,298,800	5 / 4	2784 sf	\$467	14636 36A AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,150,000	4 / 4ba	2455 sf	\$468	2025-09-22
\$1,648,000	4 / 4ba	3486 sf	\$473	2024-11-28
\$1,410,000	4 / 4ba	2483 sf	\$568	2024-10-23
\$1,620,000	4 / 4ba	3707 sf	\$437	2024-09-11

Value & Financing

Price Positioning \$467 /sq ft Active listings here average \$467/sf vs \$592/sf across King George Corridor. 21% below area average	Mortgage Snapshot \$6,220 /mo Entry price (from) \$1,298,800 20% down payment \$259,760 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 2013	LEVELS 2	SUITES 51	CONSTRUCTION Frame - Wood
EXTERIOR Other	TITLE TO LAND Freehold Strata	STRATA PLAN BCS2382	DEVELOPER Epta Properties
MANAGEMENT Confidential			

Overview

Anderson Walk - 14591 36B Avenue, Surrey, BC V4P 0E3, Canada. Strata plan number BCS2382. Crossroads are King George Boulevard and 148 Street. This complex features 51, 2-storey houses. Built in 2013. Anderson Walk invites you into a life that loves wide open spaces, long walks and riverside talks. Spacious, gracious homes of craftsmen style and Epta Properties quality are embraced by a community of plenty, brimming with families and all their activities. Set amidst the rambling parkland of South Surrey, edged by flowing river and rolling ocean, Anderson Walk is a wonderful place to keep the pace of your life. Nearby parks include Elgin Estates Park, Elgin Heritage Park and Sunnyside Acres Urban Forest Park. Nearby schools include Heritage Christian School, Stagecoach Theatre Arts and Smilestones Junior Kindergarten Preschool and Daycare - South Surrey. The closest grocery stores are Choices Markets, Save-On-Foods and Antony And Sons. Nearby coffee shops include Holy Smoke Coffee, Starbucks and Beansprout Bubble Tea House. There are seven restaurants within a 15 minute walk including Kale Ola, Rasoi Restaurant and Subway Surrey. Developed by Epta Properties. Architecture by Tynan Design Ltd. Interior design by TD Swansburg Design Studio.

Other addresses: 3651 146TH ST, 3656 146TH ST, 3657 146TH ST, 3661 146TH ST, 3669 146TH ST, 14590 36A AV, 14598 36A AV, 14608 36A AV, 14618 36A AV, 14622 36A AV, 14631 36A AV, 14636 36A AV, 14648 36A AV, 14649 36A AV, 14658 36A AV, 14661 36A AV, 14662 36A AV, 14668 36A AV, 14673 36A AV, 14676 36A AV, 14681 36A AV, 14682 36A AV, 14688 36A AV, 14691 36A AV, 14696 36A AV, 14597 36B AV, 14611 36B AV, 14620 36B AV, 14625 36B AV, 14630 36B AV, 14635 36B AV, 14640 36B AV, 14645 36B AV, 14650 36B AV, 14656 36B AV, 14609 WINTER CR, 14619 WINTER CR, 14621 WINTER CR, 14629 WINTER CR, 14633 WINTER CR, 14639 WINTER CR, 14645 WINTER CR, 14655 WINTER CR, 14661 WINTER CR, 14669 WINTER CR, 14673 WINTER CR, 14677 WINTER CR, 14681 WINTER CR, 14689 WINTER CR, 14693 WINTER CR

Amenities & Features

✓ In Suite Laundry

Maintenance Fees Include

✓ Gas

✓ Hot Water

✓ Management

Location



Les Twarog

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