

BUILDING BROCHURE

VILLA PACIFIC - 15155 22ND BUILDING

15155 22nd Ave. · Surrey, BC V4A 9T4 · Sunnyside Park Surrey



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1 FOR SALE
FROM \$629,900

3 SOLD · 12 MO
\$575,000-\$685,000


12-MO SOLD TREND
-5.7

Unit Mix

1 Bedroom

1 unit
766 – 766 sf
from \$490,000

2 Bedroom

42 units
959 – 1,348 sf
from \$415,000

For Sale in Villa Pacific - 15155 22nd Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$629,900	2 / 2	1255 sf	\$502	114 15155 22 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$580,000	2 / 2ba	1044 sf	\$556	2026-05-06
\$685,000	2 / 2ba	1303 sf	\$526	2025-12-09
\$575,000	2 / 2ba	1021 sf	\$563	2025-11-11
\$535,500	2 / 2ba	993 sf	\$539	2025-08-11

Value & Financing

Price Positioning

\$502 /sq ft

Active listings here average **\$502/sf** vs **\$659/sf** across Sunnyside Park Surrey.

24% below area average

Mortgage Snapshot

\$3,017 /mo

Entry price (from)	\$629,900
20% down payment	\$125,980
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1994	LEVELS 3	SUITES 84	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS997	MANAGEMENT Leonis Management & Consultants Ltd.

Overview

Villa Pacific - 15155 22 Avenue Surrey, BC V4A 9T4, LMS997 - Located in the heart of Sunnyside Park in Surrey on 22 Avenue and 152 Street. This is a convenient location that is close to transit, Jessie Lee Elementary, Semiahmoo Mall, South Surrey Athletic Park, Surrey Public Library, Shoppers Drug Mart, Peace Arch Hospital, Save On Foods, recreation, parks and more! Direct access to major transportation routes allows an easy commute to surrounding destinations including Delta, Langley, Downtown Vancouver and Richmond. Villa Pacific is a low-rise building with three levels and 84 luxury suites built in 1994 that are professionally managed. Most homes

feature spacious floor plans, plenty of windows, insuite laundry, cozy fireplace and entertainment sized patios that are partially covered. This is a well maintained building with recent updates including a new roof (2010), rainscreen protection, new stucco and new deck membranes with balconies and railings. Villa Pacific offers wheelchair access, elevators, exercise centre, recreation room, common workshop, bike storage, visitor parking, secured parking for residents and manicured gardens. This is a desirable area in Surrey where comfortable condo living exists - Live at Villa Pacific!

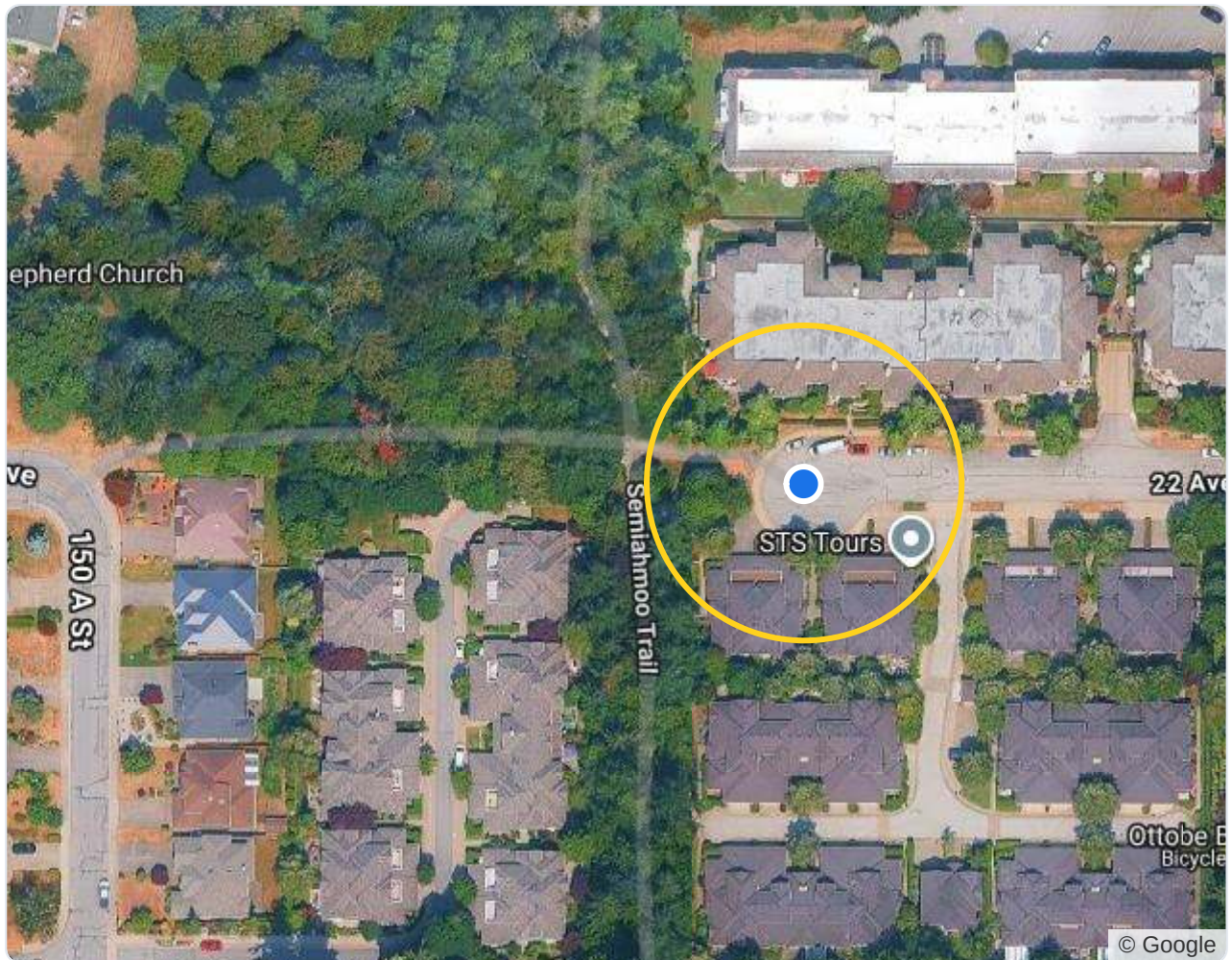
Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Recreation Center

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Gas
- ✓ Hot Water
- ✓ Management
- ✓ Recreation Facility

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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