

BUILDING BROCHURE

CEDAR GROVE - 15268 100TH BUILDING

15268 100th Ave. · Surrey, BC V3R 7V1 · Guildford



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2 FOR SALE
FROM \$360,000

1 SOLD · 12 MO
\$330,000–\$330,000



Unit Mix

1 Bedroom

21 units
686 – 857 sf
from \$280,000

2 Bedroom

29 units
829 – 970 sf
from \$330,000

For Sale in Cedar Grove - 15268 100th Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$370,000	1 / 1	802 sf	\$461	307 15268 100 AVENUE
\$360,000	2 / 1	945 sf	\$381	314 15238 100 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$330,000	2 / 1ba	945 sf	\$349	2026-08-18
\$425,000	2 / 1ba	939 sf	\$453	2025-04-26
\$495,000	2 / 1ba	941 sf	\$526	2025-03-08
\$383,000	1 / 1ba	807 sf	\$475	2024-11-17

Value & Financing

Price Positioning

\$421 /sq ft

Active listings here average **\$421/sf** vs **\$614/sf** across Guildford.

31% below area average

Mortgage Snapshot

\$1,724 /mo

Entry price (from) **\$360,000**

20% down payment **\$72,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1981	LEVELS 3	SUITES 153	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN NWS1676	

Overview

Cedar Grove - 15268 100 Ave, Surrey, BC Canada NWS1676. Cedar Grove is located on 100th Avenue and 153rd Street in a convenient neighbourhood of Surrey. Built in 1980, Cedar Grove offers 153 homes that are well maintained and professionally managed by Paragon: 604-576-3868. Cedar Grove recently underwent major renovations in 2010 which included completely new units, rebuilt units, new elevators, floors, windows, siding, and paint. Features of Cedar Grove include elevators and shared laundry. No pets or rentals allowed. This is a prime location just minutes away from Guildford Town Centre, The Keg Steakhouse & Bar, Mirage Nightclub, Surrey

Public Library, and Famous Players Theatres. Transit and major routes are close by and within walking distance.

Amenities & Features

- ✓ Elevator
- ✓ Shared Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Hot Water
- ✓ Snow Removal
- ✓ Gardening
- ✓ Management

Location



Les Twarog

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