

BUILDING BROCHURE

STETSON VILLAGE - 5770 174TH BUILDING

5770 174th St. · Surrey, BC V3S 7K3 · Cloverdale BC



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2 FOR SALE
FROM \$589,900

1 SOLD · 12 MO
\$590,000–\$590,000


12-MO SOLD TREND
28.3

Unit Mix

2 Bedroom

15 units
1,245 – 1,530 sf
from \$460,000

For Sale in Stetson Village – 5770 174th Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$629,999	2 / 2	1313 sf	\$480	3 5760 174 STREET
\$589,900	2 / 2	1446 sf	\$408	21 5750 174 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$590,000	2 / 2ba	1251 sf	\$472	2026-03-13
\$595,000	2 / 2ba	1378 sf	\$432	2025-06-04
\$610,000	2 / 2ba	1245 sf	\$490	2025-05-14
\$620,000	2 / 2ba	1299 sf	\$477	2024-08-12

Value & Financing

Price Positioning

\$444 /sq ft

Active listings here average **\$444/sf** vs **\$590/sf** across Cloverdale BC.

25% below area average

Mortgage Snapshot

\$2,825 /mo

Entry price (from) **\$589,900**

20% down payment **\$117,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1989	SUITES 24	CONSTRUCTION Frame - Wood	EXTERIOR Vinyl
TITLE TO LAND Freehold Strata	STRATA PLAN LMS1039	MANAGEMENT Confidential	

Overview

Stetson Village - 5770 174th Street Surrey, BC V3S 7K3, LMS1039 - Located in the heart of Cloverdale in Surrey on 174th Street and 58 Avenue. This is a prime location that is close to transit, Kwantlen Polytechnic University, Shoppers Drug Mart, restaurants, medical clinics, parks, recreation and more! Direct access to major transportation routes allows an easy commute to surrounding destinations including Langley, White Rock, Delta and Downtown Vancouver. Stetson Village offers 24 units built in 1989 that are self-managed. Most homes feature two levels, spacious floor plans, insuite laundry, cozy fireplaces, private backyards and patio areas. This is a well maintained complex with recent updates including new roofing. Complex features include manicured gardens and visitor parking. This is an adult oriented community with three buildings that include 5750 174th Street with 8 units, 5760 174th Street with 9 units and 5770 174th Street with 7 units. Stetson Village offers comfortable living in quiet neighbourhood in Surrey - Live here today!

Amenities & Features

✓ Club House

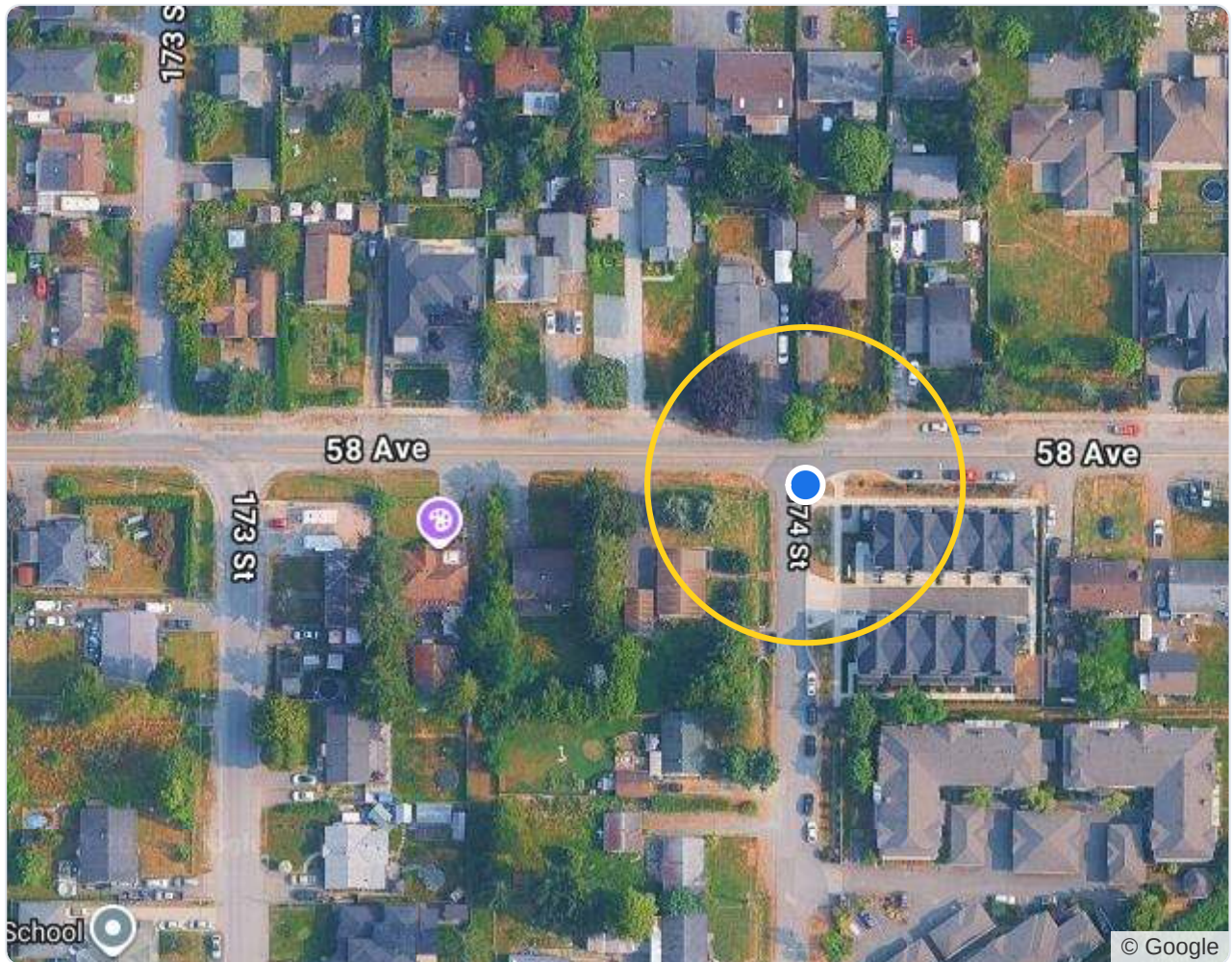
✓ In Suite Laundry

Maintenance Fees Include

✓ Gardening

✓ Management

Location



Les Twarog

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