

SUNWOOD GARDENS – 6489 121A BUILDING

6489 121A St. · Surrey, BC V3W 0Y4 · West Newton



3 FOR SALE
FROM \$799,000

2 SOLD · 12 MO
\$780,000–\$886,000



Unit Mix

3 Bedroom
21 units
1,678 – 1,875 sf
from \$630,000

4 Bedroom
1 unit
1,805 – 1,805 sf
from \$930,888

For Sale in Sunwood Gardens - 6489 121a Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$875,000	3 / 3	1686 sf	\$519	17 6478 121 STREET
\$799,999	3 / 3	1680 sf	\$476	6433 121A STREET
\$799,000	3 / 3	1705 sf	\$469	21 6478 121 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$886,000	3 / 3ba	1835 sf	\$483	2026-02-02
\$780,000	3 / 3ba	1701 sf	\$459	2025-11-18
\$910,000	3 / 3ba	1685 sf	\$540	2025-04-12
\$935,000	3 / 3ba	1875 sf	\$499	2025-03-07

Value & Financing

Price Positioning

\$488 /sq ft

Active listings here average **\$488/sf** vs **\$532/sf** across West Newton.

8% below area average

Mortgage Snapshot

\$3,827 /mo

Entry price (from) **\$799,000**

20% down payment **\$159,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1990	LEVELS 2	SUITES 49	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN NWS3118	MANAGEMENT Century 21 Prudential Estates (rmd) Ltd.

Overview

Sunwood Gardens at 6489 121A Street, Surrey, BC, V3W 0Y4. Strata No: NWS3118, 44 units over 2 levels, built in 1990. Located in the West Newton area of Surrey, at the crossroads of 121 St and 64 Ave. 6452 - 6478 121 Street and 6415 - 6489 121A Street consists of 44 deluxe units

comprising of 3 bedrooms, 2 1/2 baths in a quiet cul-de-sac. Homes feature a gas fireplace, large ensuite and walk-in closet in master bedroom. Nice neighbourhood - close to shopping, Boundary Park, Sunshine Hills. Nearby schools are Beaver Creek & Boundary Park Elementary School, and Tamanawis Secondary School. Commuters have quick access to Highway 10 and Highway 91.

Amenities & Features

✓ Club House

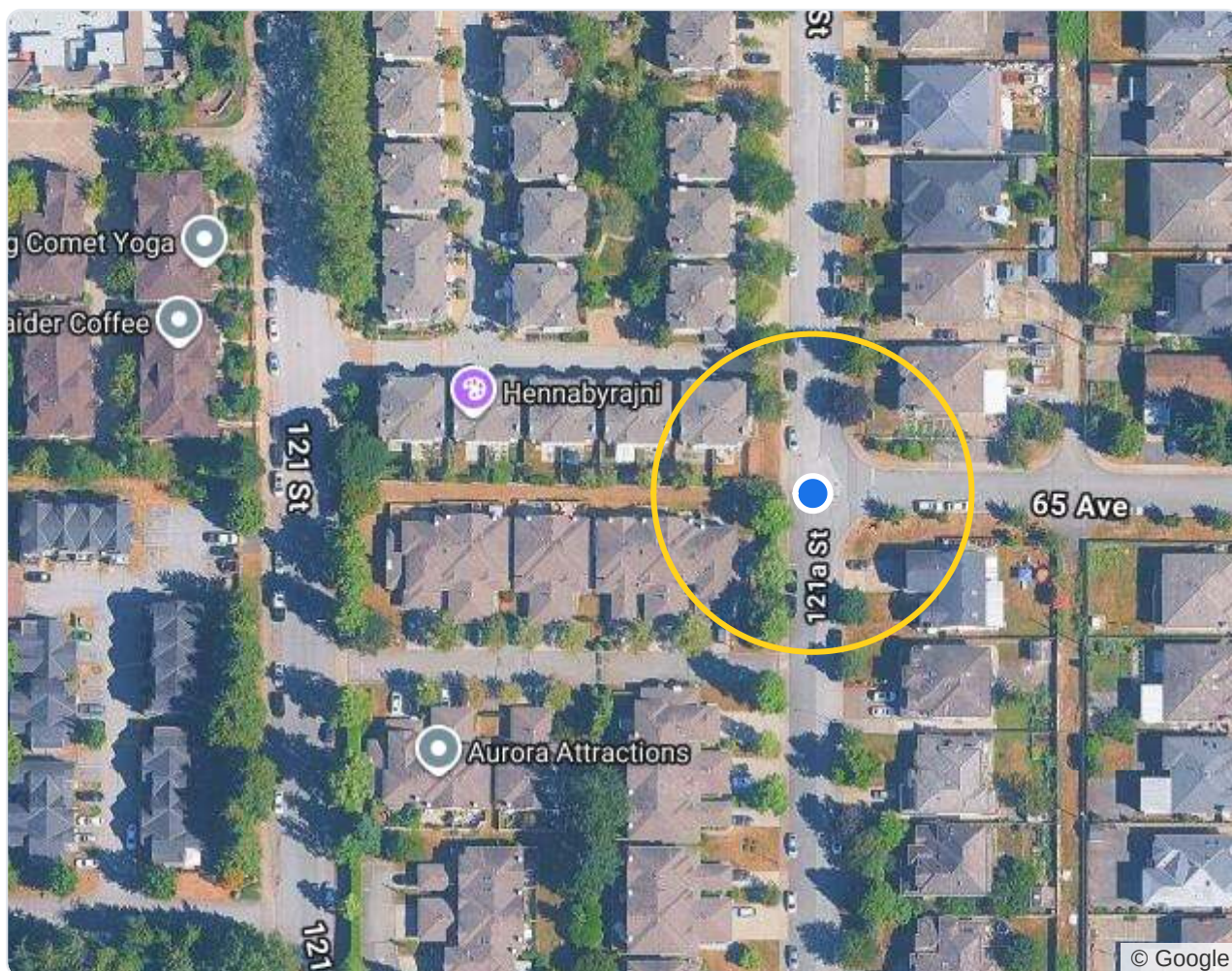
Maintenance Fees Include

✓ Gardening

✓ Management

✓ Recreation Facility

Location



Les Twarog

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Book a Viewing
scan or call