

BUILDING BROCHURE

HYLAND CREEK - 6629 138TH BUILDING

6629 138th St. · Surrey, BC V3W 9T1 · East Newton



Scan to view online





9 FOR SALE
FROM \$469,000

7 SOLD · 12 MO
\$528,000–\$618,000



Unit Mix

2 Bedroom

15 units
860 – 985 sf
from \$460,000

3 Bedroom

74 units
1,111 – 1,213 sf
from \$499,000

For Sale in Hyland Creek – 6629 138th Building & Complex

9 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$699,000	3 / 2	1126 sf	\$621	129 13710 67 AVENUE
\$599,000	3 / 1	1145 sf	\$523	159 13750 67 AVENUE
\$598,000	3 / 1	1164 sf	\$514	77 6657 138 STREET
\$589,000	3 / 1	1126 sf	\$523	208 13632 67 AVENUE
\$550,000	3 / 2	1145 sf	\$480	32 6625 138TH STREET
\$529,000	2 / 1	886 sf	\$597	14 6609 138 STREET
\$514,898	2 / 1	890 sf	\$579	212 13632 67 AVENUE
\$499,000	2 / 1	862 sf	\$579	160 13750 67 AVENUE
\$469,000	2 / 1	904 sf	\$519	87 6665 138 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$530,000	3 / 1ba	1128 sf	\$470	2026-06-25
\$538,000	3 / 1ba	1145 sf	\$470	2026-06-01
\$528,000	3 / 1ba	1145 sf	\$461	2026-05-17
\$550,000	3 / 1ba	1148 sf	\$479	2026-05-09

Value & Financing

Price Positioning

\$548 /sq ft

Active listings here average **\$548/sf** vs **\$1184/sf** across East Newton.

54% below area average

Mortgage Snapshot

\$2,246 /mo

Entry price (from) **\$469,000**

20% down payment **\$93,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1978	LEVELS 2	SUITES 251	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN NWS1187	MANAGEMENT Fraser Campbell Property Management Ltd.

Overview

Hyland Creek Estates - 6629 138th Street, Surrey, BC V3W 9T1, Canada. Strata Plan NWS1187, 2 levels, 152 townhomes, built 1978 - located at the corner of King George Blvd and 68th Avenue in East Newton neighborhood of Surrey. Hyland Creek is the lifestyle community merging urban living and serene landscaping. This development consists of 152 townhomes with addresses at 13604 - 13762 67 Avenue and 100 townhomes with addresses at 6601 - 6673 138 Street.

Centrally located, these two and three bedroom townhomes ranging from 886 to 1145 square feet feature a new roof and new hot water tanks updated in 2009, newer vinyl siding completed in 2002, outdoor pool, clubhouse, RV parking, low maintenance fee, and private fenced balconies with decks. Inside, modern interiors feature large, double glazed windows, vaulted ceiling in entrance, cozy wood burning fireplaces, white appliances, and in suite laundry.

Hyland Creek is just minutes away from Safeway, The Pantry Restaurant, Kyoto Sushi Japanese, Kings Cross Medical Clinic, Hyland Elementary School, Panorama Ridge Secondary, Surrey Public Library, and Shoppers Drug Mart. Transit and major routes are close by and within walking distance. Other close by is Strawberry Hill Shopping Center, Kwantlen Polytechnic University, Watershed Park, Surrey Art Gallery and Guildford Golf & Country Club. Hyland Creek is managed by Fraser Campbell.

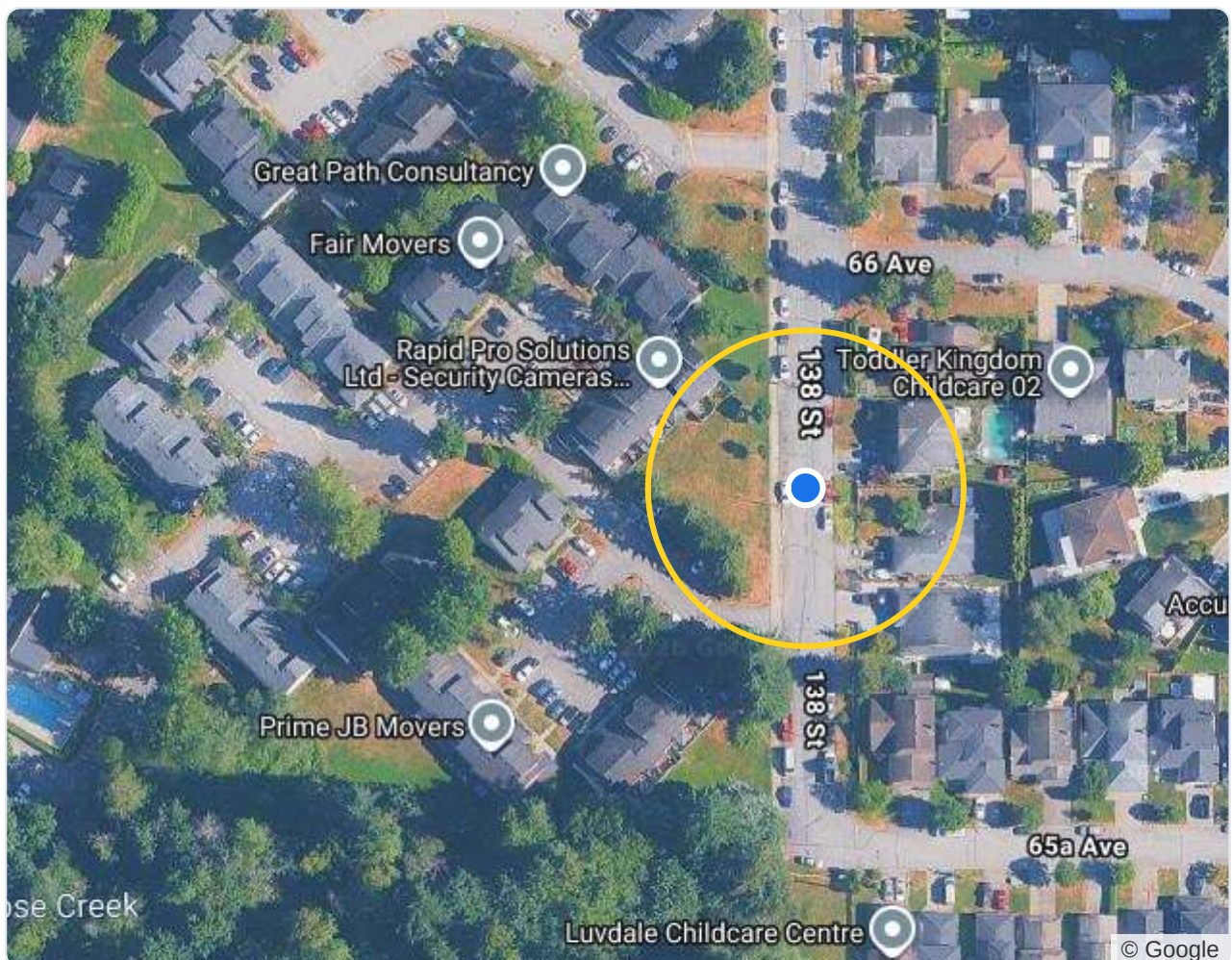
Amenities & Features

- ✓ In Suite Laundry
- ✓ Pool; Outdoor
- ✓ Playground

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Recreation Facility
- ✓ Garbage Pickup
- ✓ Management

Location





Les Twarog

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