

BUILDING BROCHURE

HYLAND CREEK - 6637 138TH BUILDING

6637 138th St. · Surrey, BC V3W 5G7 · East Newton





9 FOR SALE
FROM \$469,000

7 SOLD · 12 MO
\$528,000–\$618,000

12-MO SOLD TREND
-19.3

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 – 6637 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 **\$512/sf** across East Newton.

7% above 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 252	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN NWS1187	MANAGEMENT Fraser Campbell Property Management Ltd.

Overview

Hyland Creek Estates - 6637 138th Street, Surrey, BC V3W 5G7, Canada. Strata Plan NWS1187. Crossroads are 138th Street and 66th Avenue located in the East Newton neighbourhood of Surrey. Hyland Creek Estates contains 252 homes over 2 storeys. Completed 1978. Features of Hyland Creek Estates include a club house, storage, a playground, and an outdoor pool. Hyland Creek Estates is close to Hyland Creek Park, and Hyland Elementary. Maintenance fees include garbage pickup, gardening, management and recreation facility.

Nearby parks include Hyland Creek Park, Hazelnut Meadows Community Park and Arbutus Park. Nearby Schools are Beaver Creek Elementary School, Georges Vanier Elementary School, Sullivsn Heights Secondary School, Tamanawis Secondary School, Goldstone Park Elementary School, Panorama Ridge Secondary School, Cougar Creek Elementary School, Enver Creek Secondary School, Princess Margaret Secondary School and Frank Hurt Secondary School.

Supermarkets and Grocery Stores nearby are Safeway Newton Town Centre, Pet Solutions Supermarket and Grooming, Safewat Strawberry Hills, Safeway Sunshine Hills, Greenway Supermarket Inc, Surrey Super Market, Fiji Island Supermarket, Indo Fiji Supermarket, Pinoy Fleetwood Grocery and Computer Services.

Amenities & Features

✓ None

Maintenance Fees Include

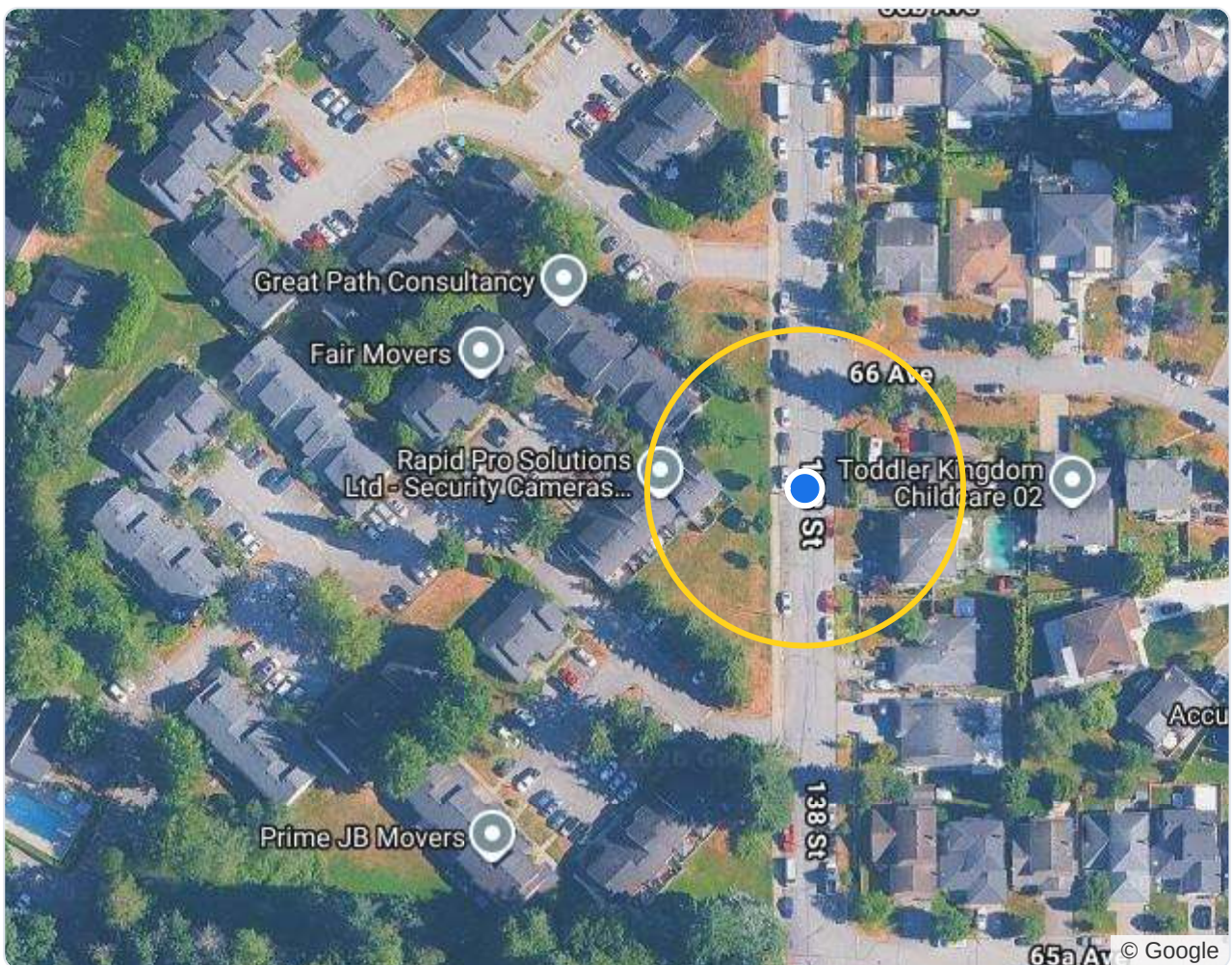
✓ Garbage Pickup

✓ Management

✓ Gardening

✓ Recreation Facility

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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Book a Viewing
scan or call