

BUILDING BROCHURE

COUGAR CREEK - 6950 120TH BUILDING

6950 120th St. · Surrey, BC V3W 3M7 · West Newton



1 FOR SALE
FROM \$789,900

2 SOLD · 12 MO
\$798,000-\$805,000



Unit Mix

3 Bedroom
17 units
1,458 – 1,720 sf
from \$625,000

For Sale in Cougar Creek - 6950 120th Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$789,900	3 / 3	1560 sf	\$506	45 6950 120 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$805,000	3 / 3ba	1647 sf	\$489	2026-07-14
\$798,000	3 / 3ba	1720 sf	\$464	2026-03-29
\$790,000	3 / 3ba	1529 sf	\$517	2025-07-24
\$821,500	3 / 3ba	1600 sf	\$513	2025-06-20

Value & Financing

Price Positioning

\$506 /sq ft

Active listings here average **\$506/sf** vs **\$540/sf** across West Newton.

6% below area average

Mortgage Snapshot

\$3,783 /mo

Entry price (from)	\$789,900
20% down payment	\$157,980
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1997	LEVELS 2	SUITES 56	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS2394	

Overview

Cougar Creek at 6950 120 Street, Surrey, BC V3W 3M7. Strata No: LMS2394. Built in 1997, there are 56 units spread over 3 levels. Located in the West Newton area of Surrey, near the crossroads of 68 Avenue and 120 Street (Scott Road). Cougar Creek Estates consists of spacious, executive styled townhomes in the very popular Cougar Creek by the Lake. Close to all amenities yet abundant with green space. Units feature open floorplan allows for West Coast style entertaining. Amenities include clubhouse, exercise centre, garden, insuite laundry, playground and recreation centre. Located just two blocks to shopping, transit & schools and minutes to Alex Fraser Bridge and Sungod Recreation Centre.

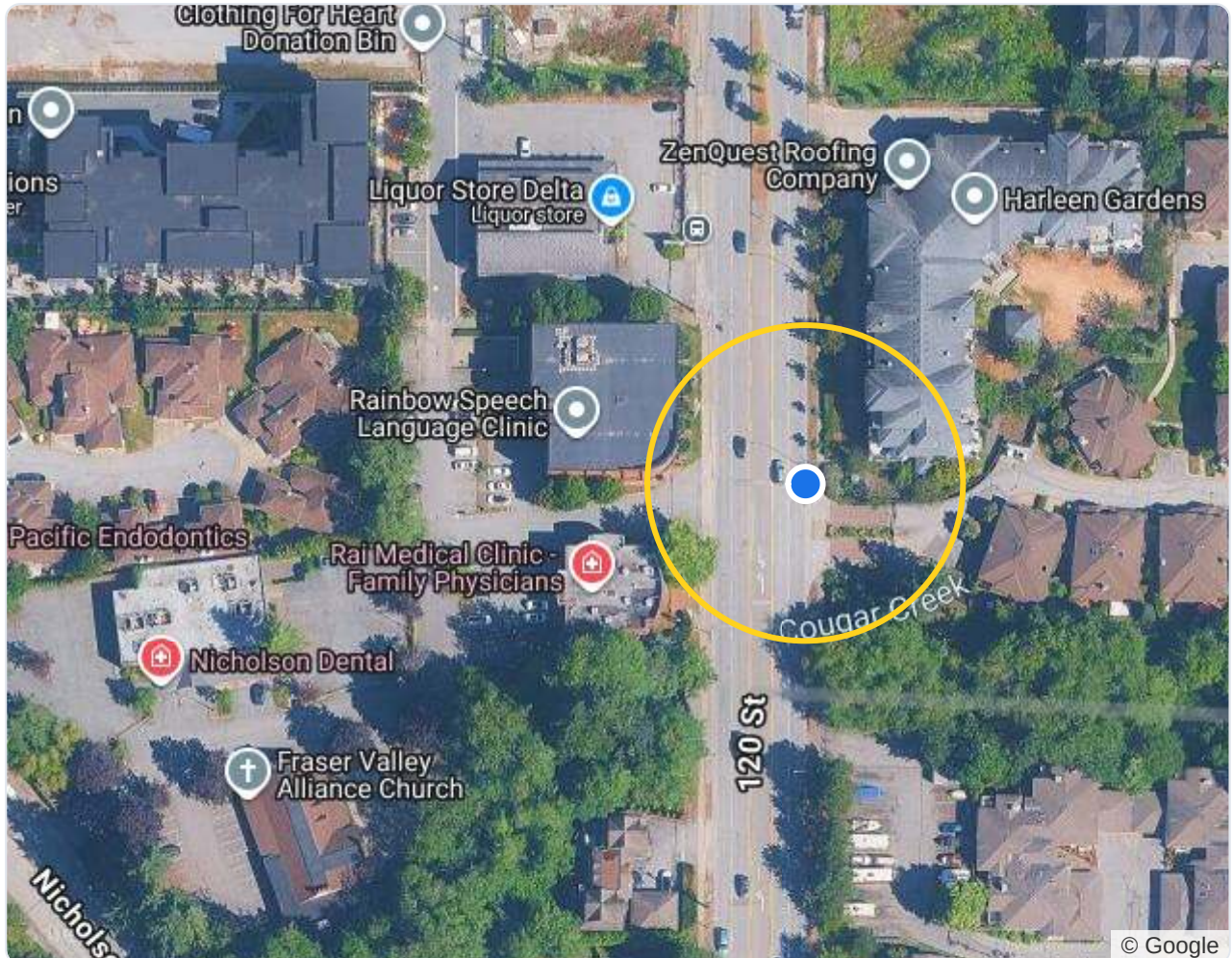
Amenities & Features

- ✓ Club House
- ✓ In Suite Laundry
- ✓ Exercise Centre

Maintenance Fees Include

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

Location



Les Twarog

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scan or call