

BUILDING BROCHURE

# EDGE - 6956 193 BUILDING

6956 SOUTH 193 St. · Surrey, BC V4N 6E7 · Clayton



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**3** FOR SALE  
FROM \$800,000

**2** SOLD · 12 MO  
\$740,000–\$835,000



## Unit Mix

### 2 Bedroom

2 units  
1,310 – 1,365 sf  
**from \$535,000**

### 3 Bedroom

22 units  
1,400 – 2,042 sf  
**from \$585,000**

### 4 Bedroom

4 units  
1,628 – 2,063 sf  
**from \$697,500**

# For Sale in Edge - 6956 193 Building & Complex

3 currently active

| ASKING    | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS     |
|-----------|--------------|---------|-------|--------------------|
| \$859,000 | 4 / 3        | 2063 sf | \$416 | 39 6956 193 STREET |
| \$838,000 | 3 / 3        | 2038 sf | \$411 | 19 6956 193 STREET |
| \$800,000 | 4 / 3        | 1628 sf | \$491 | 73 6956 193 STREET |

## Recently Sold in this Building

| SOLD PRICE | BEDS    | SIZE    | \$/SF | DATE       |
|------------|---------|---------|-------|------------|
| \$835,000  | 4 / 3ba | 2042 sf | \$409 | 2026-06-01 |
| \$740,000  | 3 / 3ba | 1539 sf | \$481 | 2026-03-28 |
| \$769,000  | 3 / 3ba | 1400 sf | \$549 | 2025-07-27 |
| \$730,000  | 2 / 2ba | 1365 sf | \$535 | 2025-04-14 |

## Value & Financing

### Price Positioning

**\$440** /sq ft

Active listings here average **\$440/sf** vs **\$1185/sf** across Clayton.

63% below area average

### Mortgage Snapshot

**\$3,831** /mo

|                     |               |
|---------------------|---------------|
| Entry price (from)  | \$800,000     |
| 20% down payment    | \$160,000     |
| Rate / amortization | 5.24% · 25 yr |

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

|                           |                                         |                               |                                     |
|---------------------------|-----------------------------------------|-------------------------------|-------------------------------------|
| YEAR BUILT<br><b>2010</b> | LEVELS<br><b>3</b>                      | SUITES<br><b>74</b>           | CONSTRUCTION<br><b>Frame - Wood</b> |
| EXTERIOR<br><b>Vinyl</b>  | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>BCS3661</b> | MANAGEMENT<br><b>Confidential</b>   |

## Amenities & Features

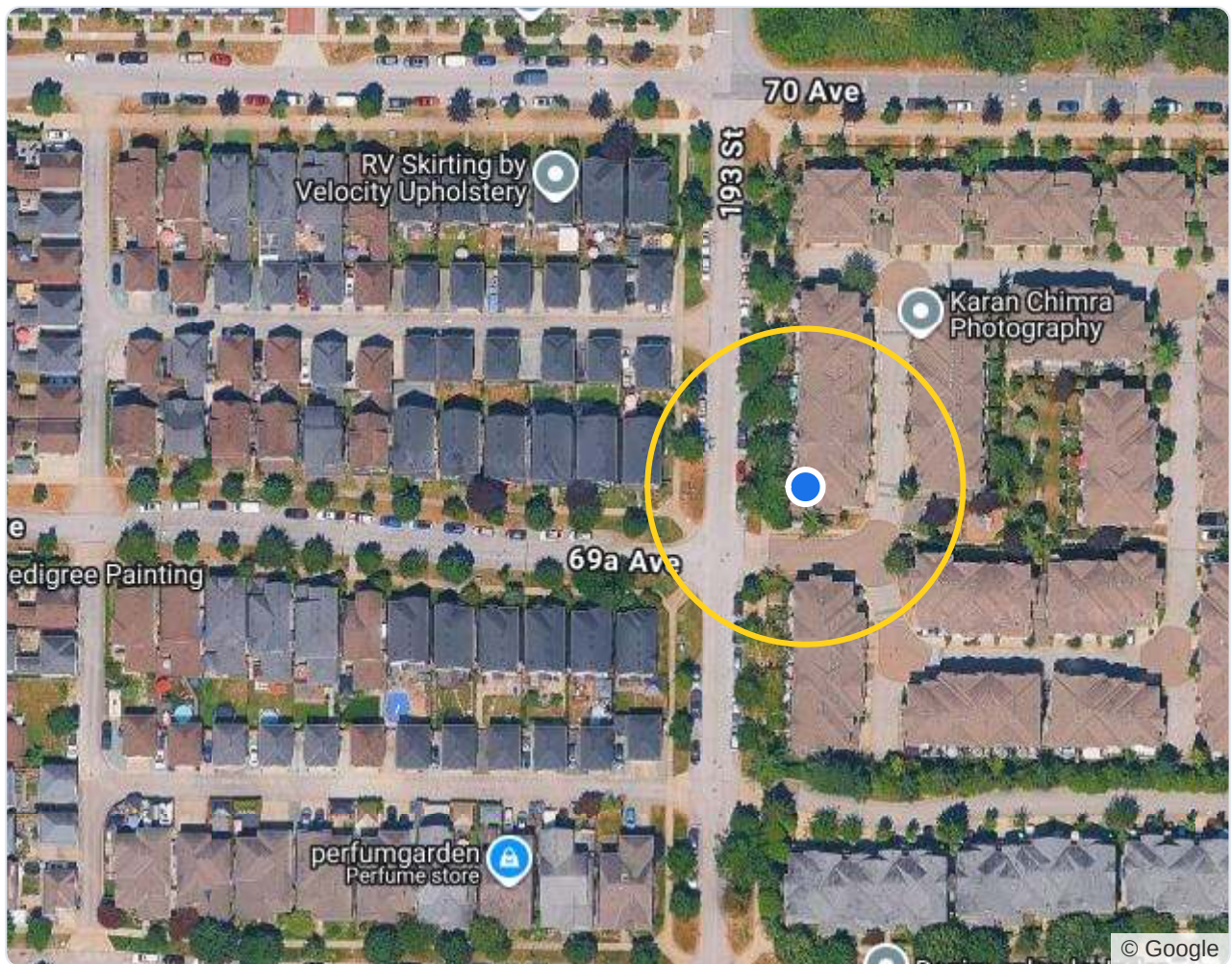
✓ Playground

## Maintenance Fees Include

✓ Gardening

✓ Management

## Location



**Les Twarog**

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



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