

MONTANA

7088 191st St. · Surrey, BC V4N 6E5 · Clayton



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1 FOR SALE
FROM \$755,000

7 SOLD · 12 MO
\$658,000–\$800,000



Unit Mix

2 Bedroom

22 units
1,218 – 1,408 sf
from \$525,000

3 Bedroom

28 units
1,242 – 1,763 sf
from \$615,000

4 Bedroom

10 units
1,527 – 1,706 sf
from \$610,000

For Sale in Montana & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$755,000	3 / 3	1428 sf	\$529	55 7088 191 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$658,000	2 / 2ba	1266 sf	\$520	2026-06-29
\$718,000	3 / 3ba	1423 sf	\$505	2026-06-09
\$679,000	2 / 2ba	1257 sf	\$540	2026-03-23
\$710,000	3 / 3ba	1426 sf	\$498	2026-03-07

Value & Financing

Price Positioning

\$529 /sq ft

Active listings here average **\$529/sf** vs **\$654/sf** across Clayton.

19% below area average

Mortgage Snapshot

\$3,616 /mo

Entry price (from) **\$755,000**

20% down payment **\$151,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2007	LEVELS 3	SUITES 112	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN BCS2227	MANAGEMENT Crossroads Management Ltd.

Overview

Montana - 7088 191st Street Surrey, BC V4N 6E5 Canada. Strata Plan BCS2227. Located on 191 Street and 70 Avenue in a convenient neighbourhood of Area. Montana built in 2007, offers 112 homes that are well maintained and professionally managed by Crossroads: 778-578-4445. This is a prime location just minutes away from Willowbrook Shopping Centre, Moxie's Classic Grill, Sammy J Peppers Grill & Bar, Vanilla Room, Blackmore Richard Dr Medical Services, Fraser Valley Regional Library, and Real Canadian Superstore. Transit and major routes are close by and within walking distance. Features of Montana include side by side garage and in-suite laundry. Restrictions of Montana include two pets and rentals with restrictions.

Amenities & Features

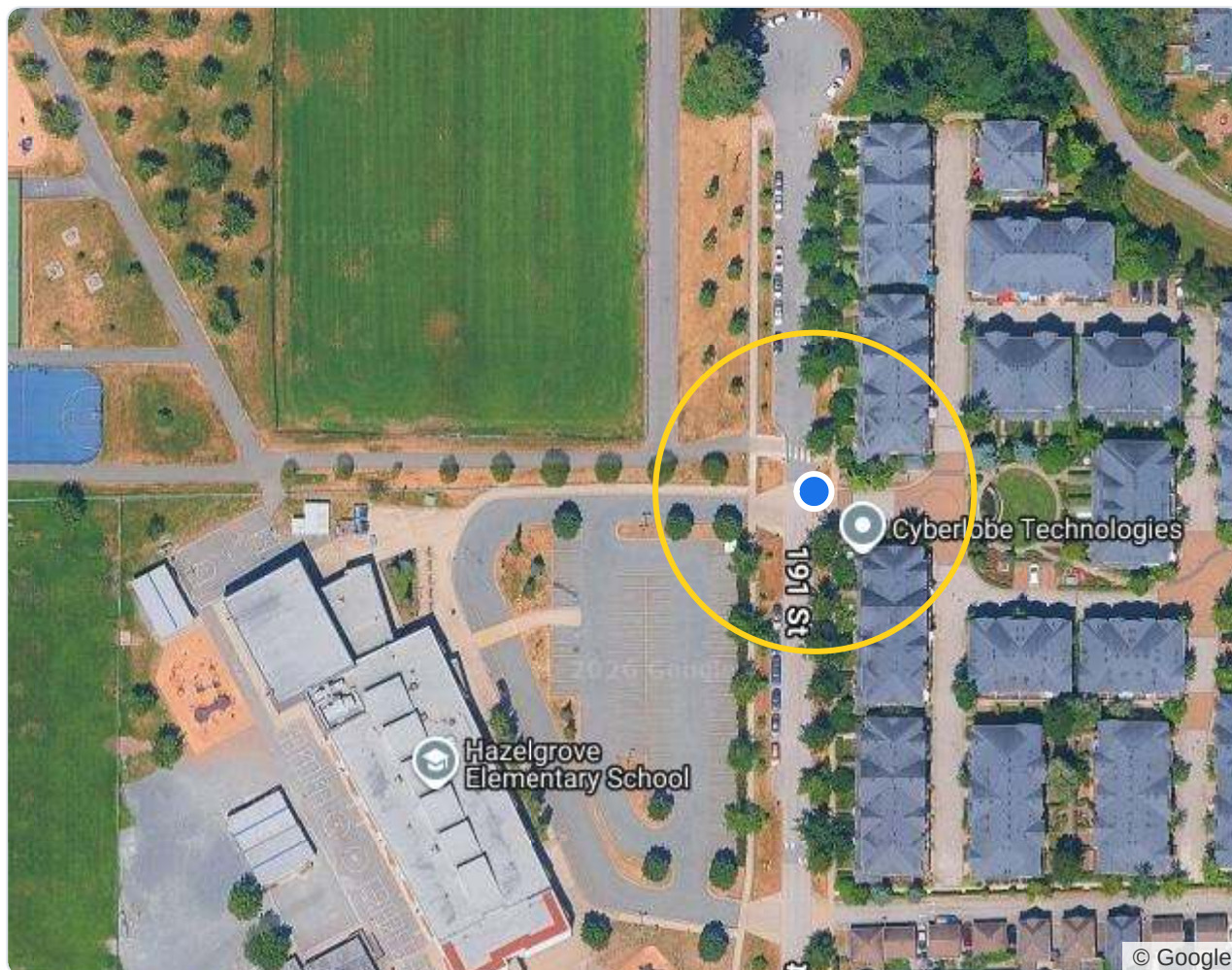
✓ In Suite Laundry

Maintenance Fees Include

✓ Gardening

✓ Management

Location



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