

BUILDING BROCHURE

OVATION

7168 179th St. · Surrey, BC V3S 8C5 · Cloverdale BC



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BC Condos & Homes Team
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1 FOR SALE
FROM \$769,000

3 SOLD · 12 MO
\$780,000–\$835,000



Unit Mix

3 Bedroom

11 units
1,702 – 1,802 sf
from \$625,000

4 Bedroom

10 units
1,708 – 1,795 sf
from \$650,000

For Sale in Ovation & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$769,000	3 / 3	1715 sf	\$448	35 7168 179 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$780,000	3 / 3ba	1710 sf	\$456	2026-05-21
\$800,000	3 / 3ba	1702 sf	\$470	2025-12-05
\$835,000	3 / 3ba	1795 sf	\$465	2025-09-04
\$835,000	3 / 3ba	1791 sf	\$466	2025-08-28

Value & Financing

Price Positioning

\$448 /sq ft

Active listings here average **\$448/sf** vs **\$630/sf** across Cloverdale BC.

29% below area average

Mortgage Snapshot

\$3,683 /mo

Entry price (from) **\$769,000**

20% down payment **\$153,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT
2008

LEVELS
3

SUITES
37

CONSTRUCTION
Frame - Wood

EXTERIOR
Vinyl

TITLE TO LAND
Freehold Strata

STRATA PLAN
BCS2739

Overview

Ovation 7168 179 St, Surrey, BC V3S 8C5, Canada BCS2739. Ovation is located on 179th Street and Old Yale Road in a convenient neighbourhood of Surrey. Built in 2008, Ovation offers 37 homes. This is a prime location just minutes away from Village Sushi, Shoppers Drug Mart, and Dubling Crossing Irish Pub. Transit and major routes are close by and within walking distance. Features of Ovation include a garden and in suite laundry. Ovation allows rentals, and two pets with restrictions.

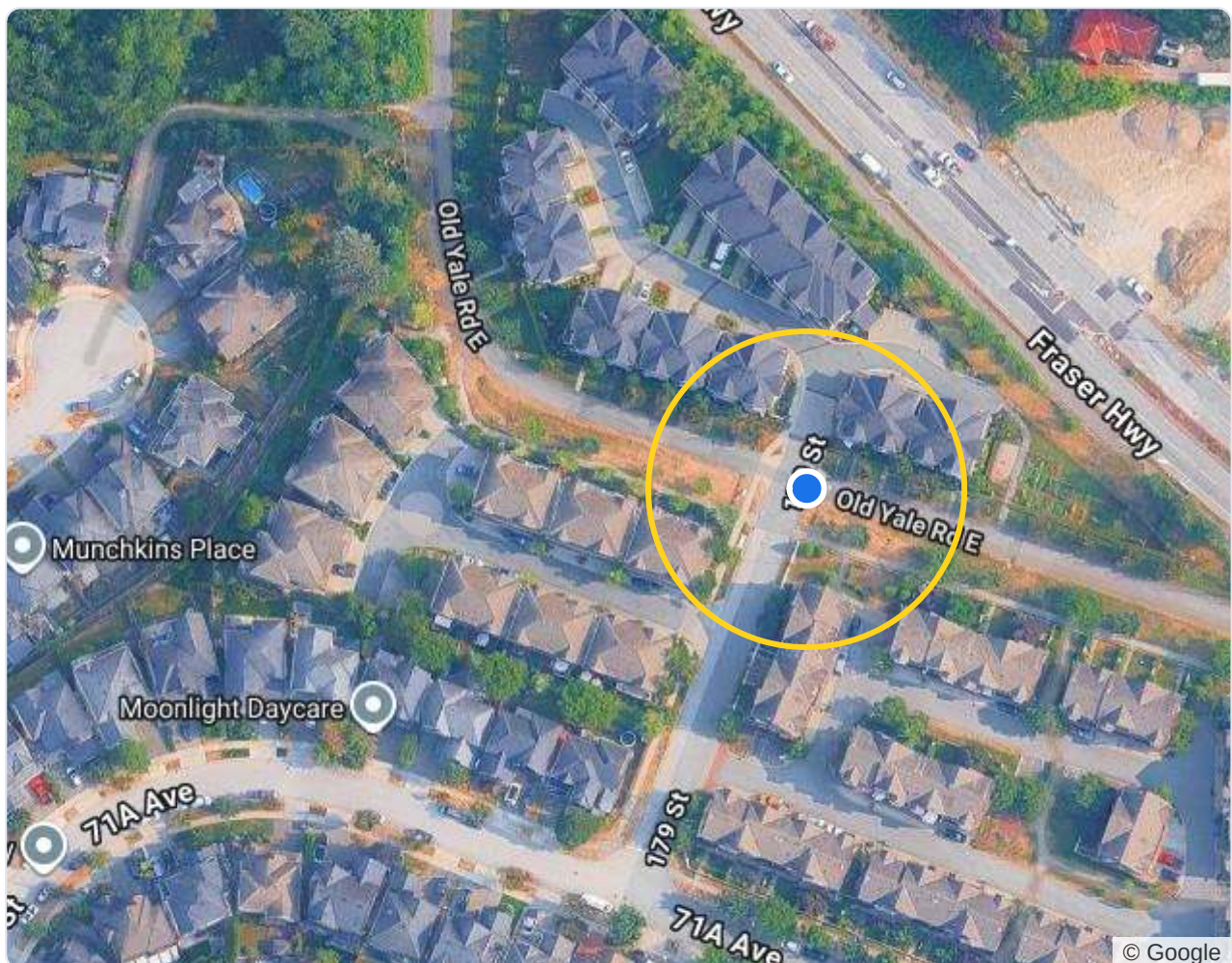
Amenities & Features

- ✓ Garden
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Gardening
- ✓ Management

Location





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RE/MAX Crest Realty · BC Condos & Homes Team

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