

STRAWBERRY HILLS

7435 121A St. · Surrey, BC V3W 0W8 · West Newton



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3 FOR SALE
FROM \$475,000

3 SOLD · 12 MO
\$410,000–\$485,000



Unit Mix

1 Bedroom

2 units
825 – 835 sf
from \$323,000

2 Bedroom

28 units
1,000 – 1,688 sf
from \$415,000

For Sale in Strawberry Hills & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$540,000	2 / 2	1209 sf	\$447	217 7435 121A STREET
\$509,900	2 / 2	1051 sf	\$485	312 7435 121A STREET
\$475,000	2 / 2	1017 sf	\$467	310 7435 121A STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$410,000	1 / 1ba	825 sf	\$497	2026-05-07
\$485,000	2 / 2ba	1061 sf	\$457	2026-05-04
\$475,000	2 / 2ba	1042 sf	\$456	2026-03-23
\$536,500	2 / 2ba	1035 sf	\$518	2025-07-16

Value & Financing

Price Positioning

\$466 /sq ft

Active listings here average **\$466/sf** vs **\$555/sf** across West Newton.

16% below area average

Mortgage Snapshot

\$2,275 /mo

Entry price (from) **\$475,000**

20% down payment **\$95,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1994	LEVELS 4	SUITES 65	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1422	MANAGEMENT Crossroads Management Ltd.

Overview

Strawberry Hill - 7435 121A Street Surrey, BC V3W 0W8, LMS1422 - Located in the West Newton neighbourhood in Surrey on 121A Street and 75 Avenue. This is a prime location that is across the street from Kwantlen, transit, Martha Jane Norris Elementary, Tamanawis Secondary, Strawberry Hill Shopping Centre, Safeway, London Drugs, Save-on-Foods, recreation, medical services, parks and more! Direct access to highways allows an easy commute to surrounding destinations

including Delta, Downtown Vancouver, Langley and White Rock! Strawberry Hill is a low-rise building with four levels and offers 65 beautiful suites built in 1994 and are self-managed. Most homes feature spacious floor plans, in-suite laundry, cozy gas fireplaces, private balconies for upper units and patio areas for ground level homes. This is a well maintained complex that offers secured underground parking, storage lockers, clubhouse, video surveillance at entrances, visitor parking, manicured gardens, common pathways and greenspace. This is comfortable condo living for the whole family - Live at Strawberry Hill!

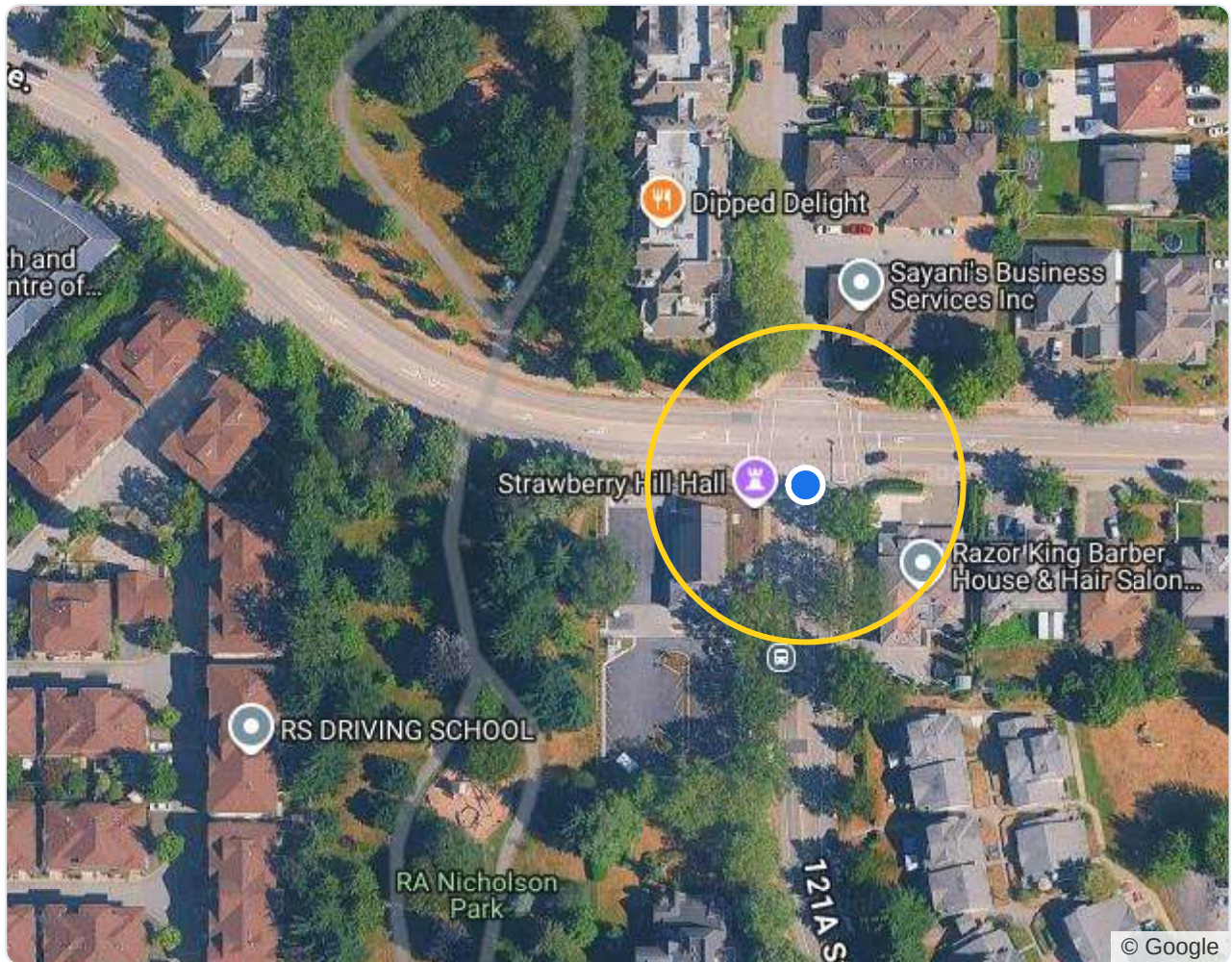
Amenities & Features

- | | |
|--------------------|------------|
| ✓ Club House | ✓ Elevator |
| ✓ In Suite Laundry | ✓ Storage |

Maintenance Fees Include

- | | |
|------------------|-------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Gas | ✓ Heat |
| ✓ Management | |

Location



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RE/MAX Crest Realty · BC Condos & Homes Team

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