

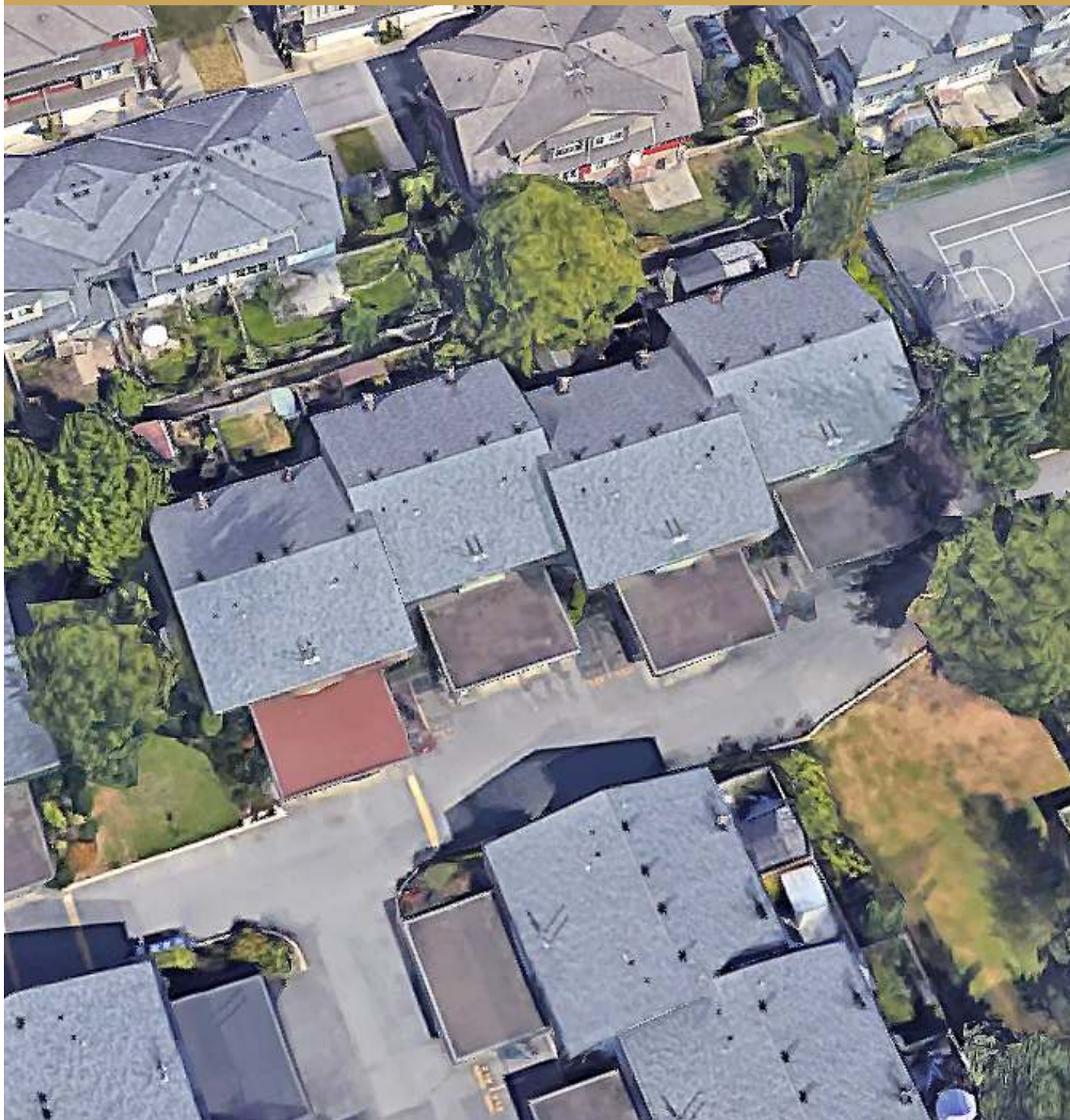
BUILDING BROCHURE

GLENCOE ESTATES - 7480 138TH BUILDING

7480 138th St. · Surrey, BC V3W 6G4 · East Newton



Scan to view online





12 FOR SALE
FROM \$299,999

4 SOLD · 12 MO
\$465,000–\$585,000



Unit Mix

1 Bedroom

5 units
700 – 745 sf
from \$299,999

2 Bedroom

44 units
950 – 1,264 sf
from \$340,000

3 Bedroom

43 units
1,238 – 1,894 sf
from \$475,000

For Sale in Glencoe Estates - 7480 138th Building & Complex

12 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$620,000	3 / 3	1531 sf	\$405	172 7452 138 STREET
\$610,000	2 / 1	1030 sf	\$592	121 7468 138 STREET
\$599,999	3 / 3	1544 sf	\$389	140 7480 138 STREET
\$599,998	3 / 3	1894 sf	\$317	223 7453 140 STREET
\$599,000	3 / 3	1573 sf	\$381	263 7493 140 STREET
\$595,000	3 / 3	1535 sf	\$388	161 7484 138 STREET
\$558,000	2 / 1	1020 sf	\$547	237 7447 140 STREET
\$539,000	3 / 1	1255 sf	\$429	202 13977 74 AVENUE
\$499,800	2 / 1	1019 sf	\$490	239 7447 140 STREET
\$399,900	2 / 1	981 sf	\$408	312 13977 74 AVENUE

...and 2 more — see all 12 at bccondos.net/7480-138th-st

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$465,000	2 / 2ba	1027 sf	\$453	2026-07-13
\$525,000	2 / 2ba	1020 sf	\$515	2026-04-02
\$535,000	2 / 1ba	1040 sf	\$514	2026-01-13
\$585,000	3 / 3ba	1540 sf	\$380	2025-09-21

Value & Financing

Price Positioning

\$430 /sq ft

Active listings here average **\$430/sf** vs **\$501/sf** across East Newton.

14% below area average

Mortgage Snapshot

\$1,437 /mo

Entry price (from) **\$299,999**

20% down payment **\$60,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1976	LEVELS 2	SUITES 272	CONSTRUCTION Frame - Wood
EXTERIOR Aluminum	TITLE TO LAND Freehold Strata	STRATA PLAN NWS526	MANAGEMENT Bower Property Management Inc

Overview

Glencoe Estates - 7480 138th Street, Surrey, BC, V3W 6G4, Canada. Strata Plan NWS526, completed 1976 with 272 units over 3 levels. Located in the East Newton area of Surrey at the crossroads of 74 Ave and 140 St. 7476 - 7486 138th Street, 13891 - 13977 74th Avenue, and 7447 - 7495 140th Street also part of Glencoe Estates. Complex features include underground parking, secure storage lockers, clubhouse, newly renovated pool, sauna and weight room, tennis court/ children's play area. Close to MB Sanford Elementary, Frank Hurt Secondary School, Surrey Public Library and transit. 5 minutes from major shopping district at 74 Ave and King George Blvd - Costco, Canadian Tire, Shoppers Drugmart, Superstore, Safeway, and Newton Wave Pool.

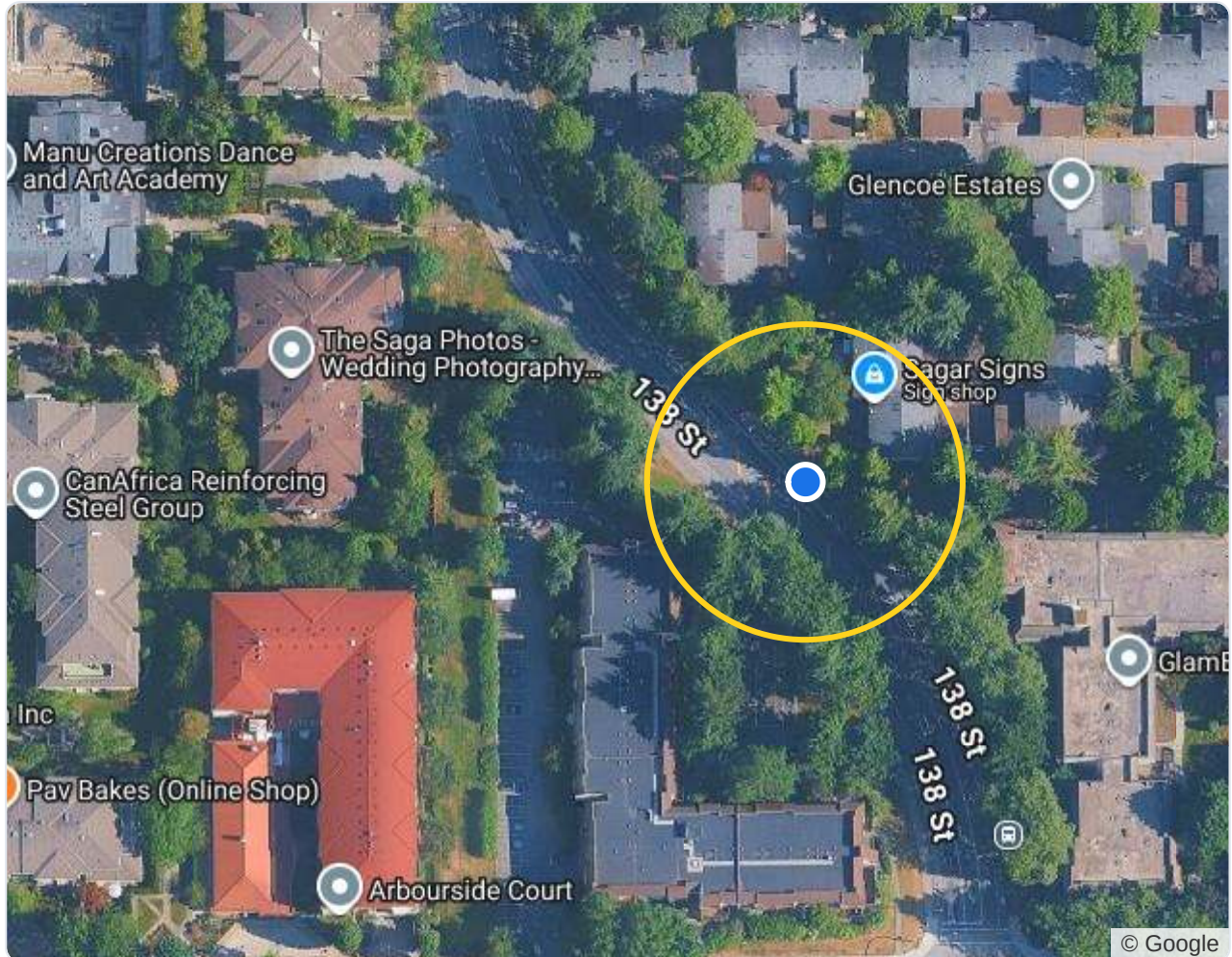
Amenities & Features

- ✓ In Suite Laundry
- ✓ Pool; Indoor
- ✓ Sauna/steam Room
- ✓ Playground
- ✓ Recreation Center
- ✓ Swirlpool/hot Tub

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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