

BUILDING BROCHURE

STERLING COURT - 8142 120A BUILDING

8142 120A St. · Surrey, BC V3W 3P2 · Queen Mary Park Surrey



Scan to view online





1 FOR SALE
FROM \$510,000

2 SOLD · 12 MO
\$532,000–\$550,000



Unit Mix

1 Bedroom

18 units
648 – 712 sf
from \$291,000

2 Bedroom

17 units
955 – 1,270 sf
from \$420,000

For Sale in Sterling Court - 8142 120a Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$510,000	2 / 2	969 sf	\$526	203 8142 120A STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$532,000	2 / 2ba	1000 sf	\$532	2026-02-09
\$550,000	2 / 2ba	1212 sf	\$454	2025-10-14
\$520,000	2 / 2ba	1034 sf	\$503	2025-05-28
\$550,000	2 / 2ba	969 sf	\$568	2025-04-14

Value & Financing

Price Positioning

\$526 /sq ft

Active listings here average **\$526/sf** vs **\$562/sf** across Queen Mary Park Surrey.

6% below area average

Mortgage Snapshot

\$2,443 /mo

Entry price (from)	\$510,000
20% down payment	\$102,000
Rate / amortization	5.24% · 25 yr

YEAR BUILT 1992	LEVELS 4	SUITES 75	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1038	MANAGEMENT Fraser Campbell Property Management Ltd.

Overview

Sterling Court - 8142 120A Street, Surrey, BC V3W 3P2, Canada. Strata Plan LMS1038. Crossroads are 120A Street and 82nd Avenue located in the Queen Mary Park neighbourhood in Surrey. This development is 4 storeys with 75 units in the strata. Completed 1992. Sterling Court has just been completely retrofitted with Rain screen technology as well as a new roof, vinyl siding, sundeck and a new 10 year warranty. Conveniently located close to shopping. Restaurants, and public transit. Maintenance fees includes, hot water, hot water heating, gas and gas fireplace. Central Queen Mary Park on busy 80th and 120th area yet in a tranquil setting.

Short drive to Scott Road Station. Nearby parks include Peter Pan Park, Kennedy Trail Park and amelia adams parl. Nearby Schools are Panorama Ridge Secondary, Kang Driving School, Romana Driving School Inc. SurDel Driver School Ltd. and West Coast Indian Cooking School.

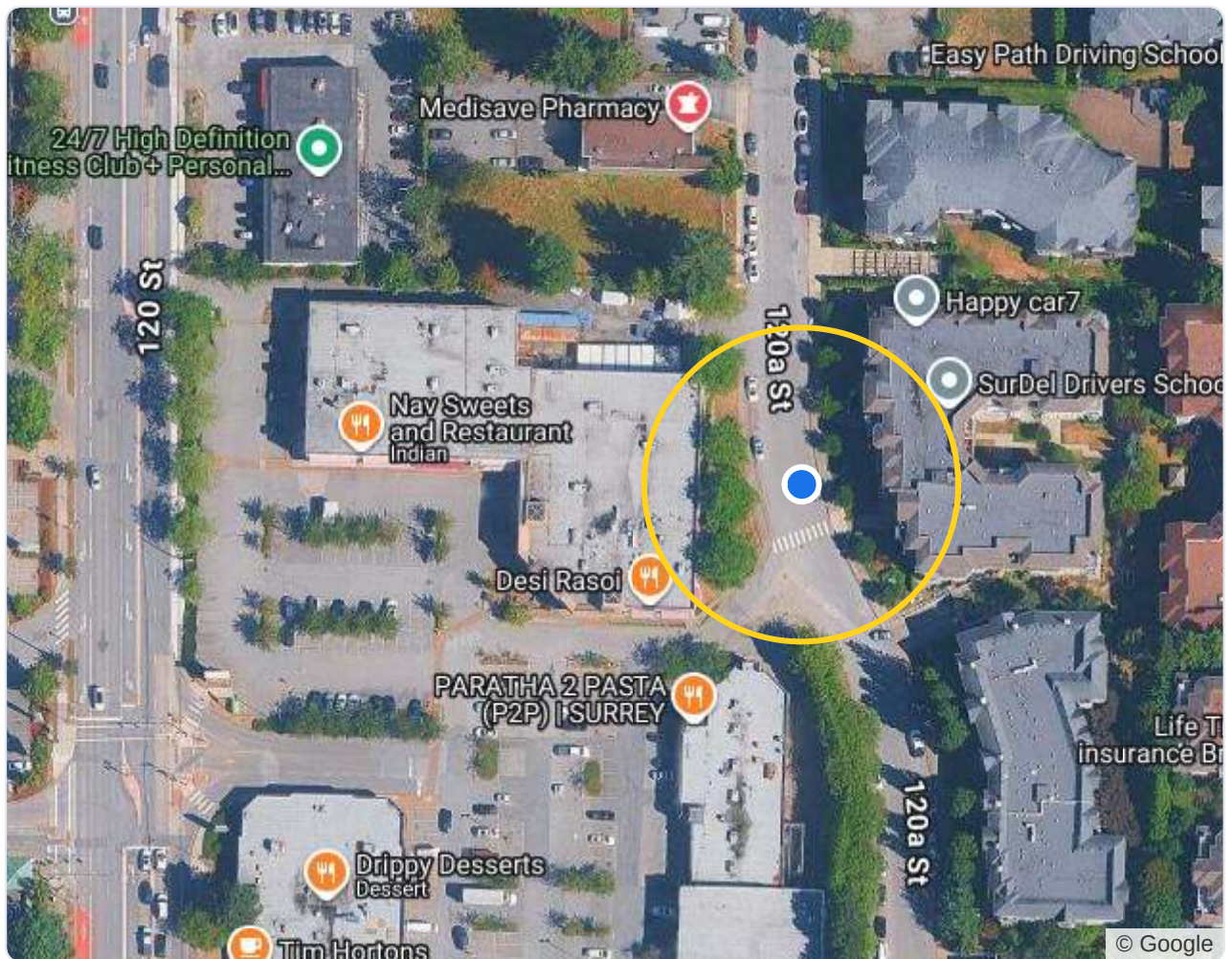
Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gas
- ✓ Management
- ✓ Gardening
- ✓ Hot Water

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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



Book a Viewing
scan or call