

BUILDING BROCHURE

EDGEWOOD

8277 161st St. · Surrey, BC V4N 0N3 · Fleetwood Tynehead



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2 FOR SALE
FROM \$775,000

12-MO SOLD TREND
34.8

Unit Mix

3 Bedroom

15 units
1,410 – 1,488 sf
from \$601,000

4 Bedroom

1 unit
1,696 – 1,696 sf
from \$888,000

For Sale in Edgewood & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$849,000	3 / 3	1480 sf	\$574	1 8277 161 STREET
\$775,000	3 / 3	1471 sf	\$527	43 8277 161 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$810,000	3 / 3ba	1483 sf	\$546	2025-03-17
\$891,000	3 / 3ba	1488 sf	\$599	2024-04-07
\$849,999	3 / 3ba	1410 sf	\$603	2024-01-21
\$877,000	3 / 3ba	1480 sf	\$593	2023-07-30

Value & Financing

Price Positioning

\$550 /sq ft

Active listings here average **\$550/sf** vs **\$1185/sf** across Fleetwood Tynehead.

54% below area average

Mortgage Snapshot

\$3,712 /mo

Entry price (from) **\$775,000**

20% down payment **\$155,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2012	LEVELS 3	SUITES 49	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN BCS4145	MANAGEMENT Ecm Strata Management Ltd.

Amenities & Features

- ✓ In Suite Laundry
- ✓ Playground

Maintenance Fees Include

- ✓ Caretaker
- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management
- ✓ Sewer
- ✓ Water

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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



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