

BUILDING BROCHURE

AVALON WOODS

8383 159th St. · Surrey, BC V4N 0W2 · Fleetwood Tynehead



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2 FOR SALE
FROM \$679,000

2 SOLD · 12 MO
\$780,000–\$810,000



Unit Mix

2 Bedroom

6 units
1,148 – 1,324 sf
from \$515,000

3 Bedroom

12 units
1,238 – 1,649 sf
from \$621,000

For Sale in Avalon Woods & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$699,000	3 / 2	1324 sf	\$528	30 8383 159 STREET
\$679,000	3 / 4	1238 sf	\$548	54 8383 159 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$780,000	3 / 3ba	1579 sf	\$494	2026-06-10
\$810,000	3 / 3ba	1637 sf	\$495	2026-02-19
\$719,000	2 / 3ba	1252 sf	\$574	2025-05-26
\$949,000	3 / 3ba	1613 sf	\$588	2024-04-30

Value & Financing

Price Positioning

\$538 /sq ft

Active listings here average **\$538/sf** vs **\$653/sf** across Fleetwood Tynehead.

18% below area average

Mortgage Snapshot

\$3,252 /mo

Entry price (from) **\$679,000**

20% down payment **\$135,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT
2002

LEVELS
3

SUITES
56

CONSTRUCTION
Frame - Wood

EXTERIOR
Vinyl

TITLE TO LAND
Freehold Strata

STRATA PLAN
LMS4639

Overview

Avalon Woods - 8383 159 Street Surrey, BC V4N 0W2, LMS4639 - located at the corner of 159 Street and 84 Avenue in the popular area of Fleetwood in Surrey. Avalon Woods is a family oriented townhome complex offering 56 homes quality built by Polygon in 2002 and are well managed by Pacific Quorum 604-685-3828. Homes are conveniently located in the heart of Fleetwood close to shopping, the library, public transit, major transportation routes, elementary and secondary level schools, parks and recreation opportunities. Avalon Woods offers residents spacious floorplans, cozy fireplaces, private patio, backyard and garden that is fully fenced and a double side by side garage with plenty of storage space. Side street parking is available for guests with front gate attached. This complex is pet friendly and rentals are allowed with restrictions. Avalon Woods is a quiet and clean townhome community that is perfect for raising your family.

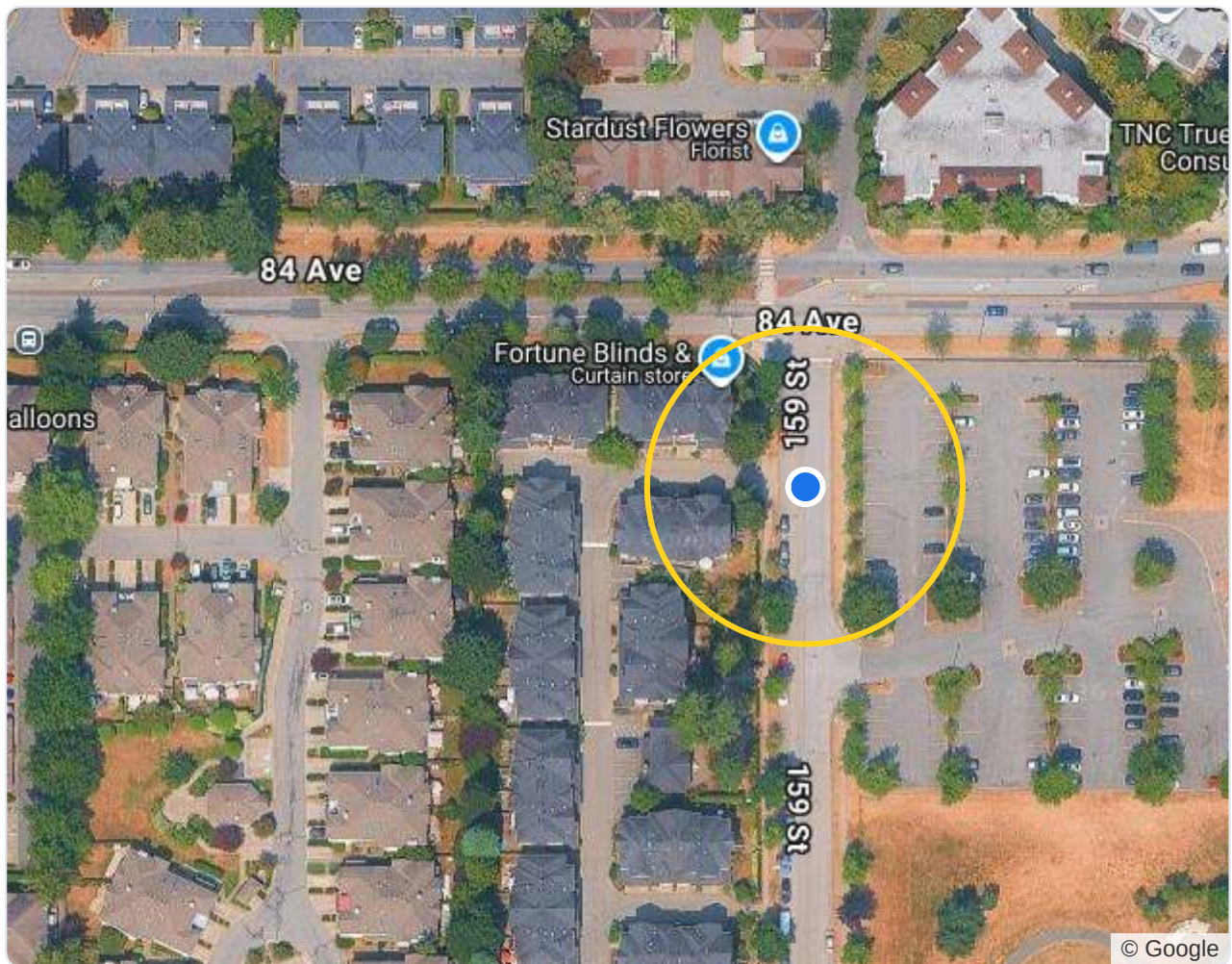
Amenities & Features

- ✓ Club House
- ✓ In Suite Laundry

Maintenance Fees Include

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

Location



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RE/MAX Crest Realty · BC Condos & Homes Team

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