

BUILDING BROCHURE

LEXINGTON SQUARE – 9109 154TH BUILDING

9109 154th St. · Surrey, BC V3R 9G8 · Fleetwood Tynehead



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3 FOR SALE
FROM \$630,000

2 SOLD · 12 MO
\$605,000–\$615,000



Unit Mix

2 Bedroom
37 units
1,422 – 1,505 sf
from \$390,000

For Sale in Lexington Square - 9109 154th Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$649,000	2 / 2	1452 sf	\$447	504 9123 154 STREET
\$640,000	2 / 2	1478 sf	\$433	606 9131 154TH STREET
\$630,000	2 / 2	1505 sf	\$419	206 9109 154 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$615,000	2 / 2ba	1493 sf	\$412	2026-04-26
\$605,000	2 / 2ba	1429 sf	\$423	2026-01-27
\$640,000	2 / 2ba	1429 sf	\$448	2025-07-24
\$747,000	2 / 2ba	1429 sf	\$523	2024-09-27

Value & Financing

Price Positioning

\$433 /sq ft

Mortgage Snapshot

\$3,017 /mo

Active listings here average **\$433/sf** vs **\$639/sf** across Fleetwood Tynehead.

32% below area average

Entry price (from) **\$630,000**
20% down payment **\$126,000**
Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1987	LEVELS 2	SUITES 84	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN NWS2455	MANAGEMENT Confidential

Overview

Lexington Square at 9109 154 Street, Surrey, BC V3R 9G8, Canada, Strata Plan Number NWS2455. Located at the corner of 154th Street and 91 Avenue in the desirable area of Fleetwood in Surrey. Lexington offers 84 carriage style townhomes built in 1988 that are professionally managed and maintained by Ascent 604-293-2455. This complex is nearby Save-On-Foods, a medical clinic, transit, major transportation routes, restaurants, Fraser Valley Christian Highschool, Maple Green Elementary, Shoppers Drug mart, Starbucks, Safeway, Green Timbers Urban Forest, all your shopping needs and more! Most homes feature two levels, vaulted ceilings, gas fireplaces, insuite laundry, landscaped grounds, private patios and spacious backyards. Residents can enjoy a common clubhouse that is perfect for all social events! This is a secure and quiet adult oriented community with a gate at the front entrance. Lexington Square is an ideal townhome community for those looking to downgrade and retire. Other address in the townhouse complex are 9119, 9147, 9143, 9123, 9131, 9135, 9115 and 9109 154th Street.

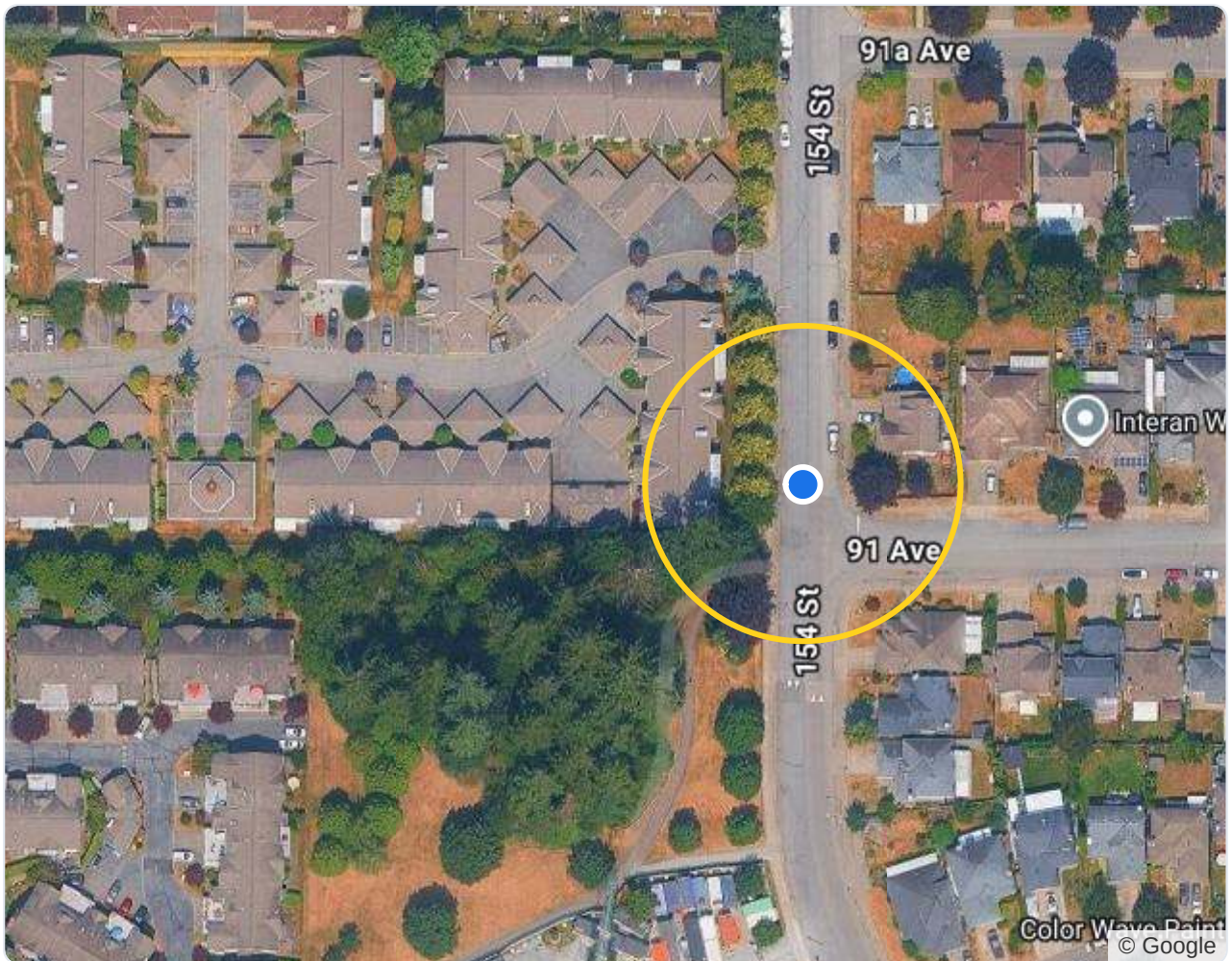
Amenities & Features

- ✓ Club House
- ✓ In Suite Laundry
- ✓ Wheelchair Access

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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



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