

BUILDING BROCHURE

LEXINGTON SQUARE - 9131 154 BUILDING

9131 154 St. · Surrey, BC V3R 9G8 · Fleetwood Tynehead



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 - 9131 154 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

Active listings here average **\$433/sf** vs **\$1185/sf** across Fleetwood Tynehead.

63% below area average

Mortgage Snapshot

\$3,017 /mo

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 1986	LEVELS 1	SUITES 84	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN NWS2455	MANAGEMENT Dwell Property Management

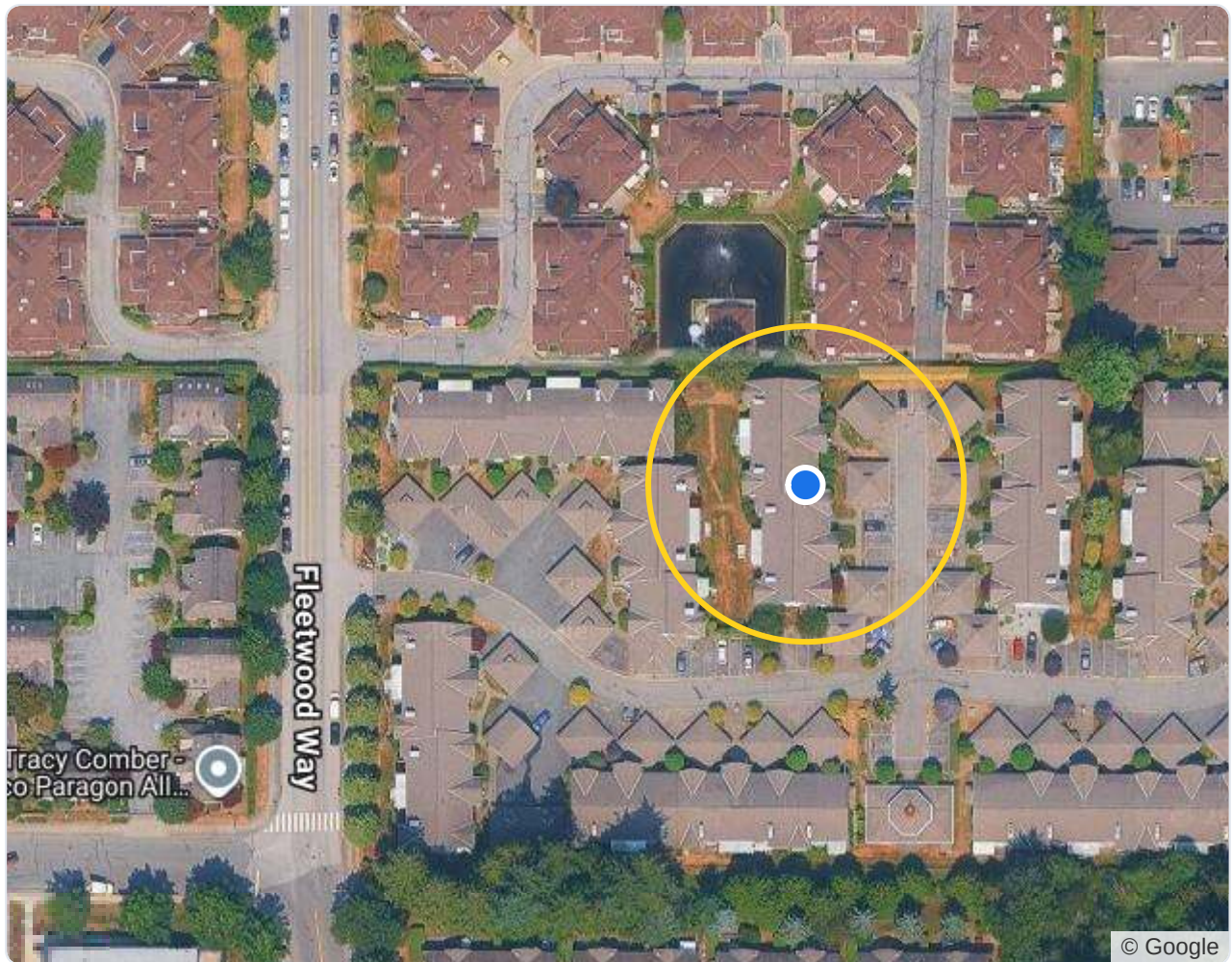
Amenities & Features

- ✓ Club House
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Management
- ✓ Recreation Facility
- ✓ Snow Removal

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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