

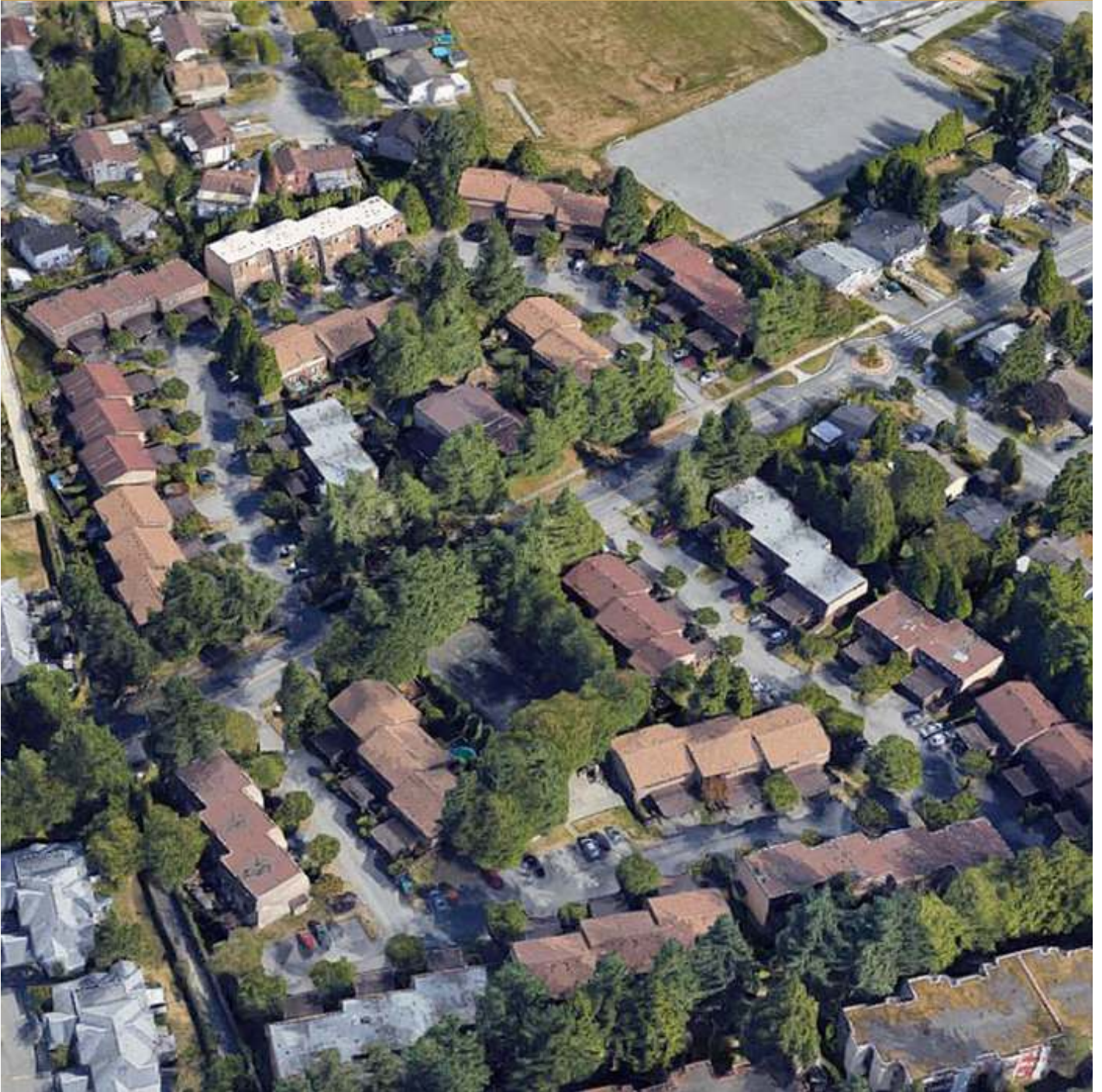
BUILDING BROCHURE

QUEEN MARY PARK - 9454 PRINCE CHARLES BUILDING

9454 Prince Charles Blvd. · Surrey, BC V3V 1S6 · Queen Mary Park Surrey



Scan to view online





4 FOR SALE
FROM \$599,000

4 SOLD · 12 MO
\$590,000–\$680,000

12-MO SOLD TREND
-15.5

Unit Mix

3 Bedroom

44 units

1,440 – 1,750 sf

from \$490,000

For Sale in Queen Mary Park – 9454 Prince Charles Building & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$699,999	3 / 2	1500 sf	\$467	121 9467 PRINCE CHARLES BOULEVARD
\$699,000	3 / 2	1458 sf	\$479	252 9452 PRINCE CHARLES BOULEVARD
\$619,900	3 / 3	1450 sf	\$428	135 9463 PRINCE CHARLES BOULEVARD
\$599,000	3 / 3	1750 sf	\$342	131 9463 PRINCE CHARLES BOULEVARD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$638,000	3 / 2ba	1492 sf	\$428	2026-06-28
\$680,000	3 / 2ba	1487 sf	\$457	2026-05-08
\$590,000	3 / 2ba	1446 sf	\$408	2026-04-16
\$640,000	3 / 2ba	1440 sf	\$444	2025-10-17

Value & Financing

Price Positioning

Mortgage Snapshot

\$429 /sq ft

Active listings here average **\$429/sf** vs **\$694/sf** across Queen Mary Park Surrey.

38% below area average

\$2,869 /mo

Entry price (from) **\$599,000**

20% down payment **\$119,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1979	LEVELS 2 - 3	SUITES 115	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN NWS1340	MANAGEMENT Obsidian Property Management Ltd.

Overview

Prince Charles Estates - 9454 Prince Charles Blvd, Surrey, BC V3V 1V5, Canada, Strata Plan NWS1340, 3 levels, 115 units in strata, was built in 1978, crossroads are 128 Street and 96th Avenue. Maintenance fees include caretaker, garbage pickup, gardening, management, recreation facility and snow removal. This townhouse provided with exercise centre, playground, recreation center, tennis courts and In-suite laundry.

Complex address of this townhouse is 9450 Prince Charles Blvd., 9451 Prince Charles Blvd., 9458 Prince Charles Blvd., 9455 Prince Charles Blvd., 9460 Prince Charles Blvd., 9463 Prince Charles Blvd., 9465 Prince Charles Blvd., 9467 Prince Charles Blvd., 9473 Prince Charles Blvd., 9452 Prince Charles Blvd., 9453 Prince Charles Blvd., 9466 Prince Charles Blvd., 9475 Prince Charles Blvd. and 9470 Prince Charles Blvd.

Prince Charles Estates is conveniently close to Schools: Betty Huff Elementary, Queen Elizabeth Continuing Education, Queen Elizabeth Secondary Education, David Brankin Elementary School, Cindrich Elementary School, Senator Reid Elementary School, Kirkbride Elementary, LA Matheson Secondary School, Cedadr Hills Elementary School, West Coast College of Health Care. Nearby restaurants is Lighthouse Fresh & Tasty, Pak Punjab Sweets & Samosa house, Venetis Pizza, Mr Pickwicks Fish & Chips, Chicken World, Surrey Punjab Dhaba and Sanjha Punjab Sweethouse Ltd. Enjoy your extra time with family and friends at Betty Huff Park, Bog Park, Queen Mary Park and Robson Park.

Amenities & Features

- ✓ Club House
- ✓ Exercise Centre
- ✓ In Suite Laundry
- ✓ Playground

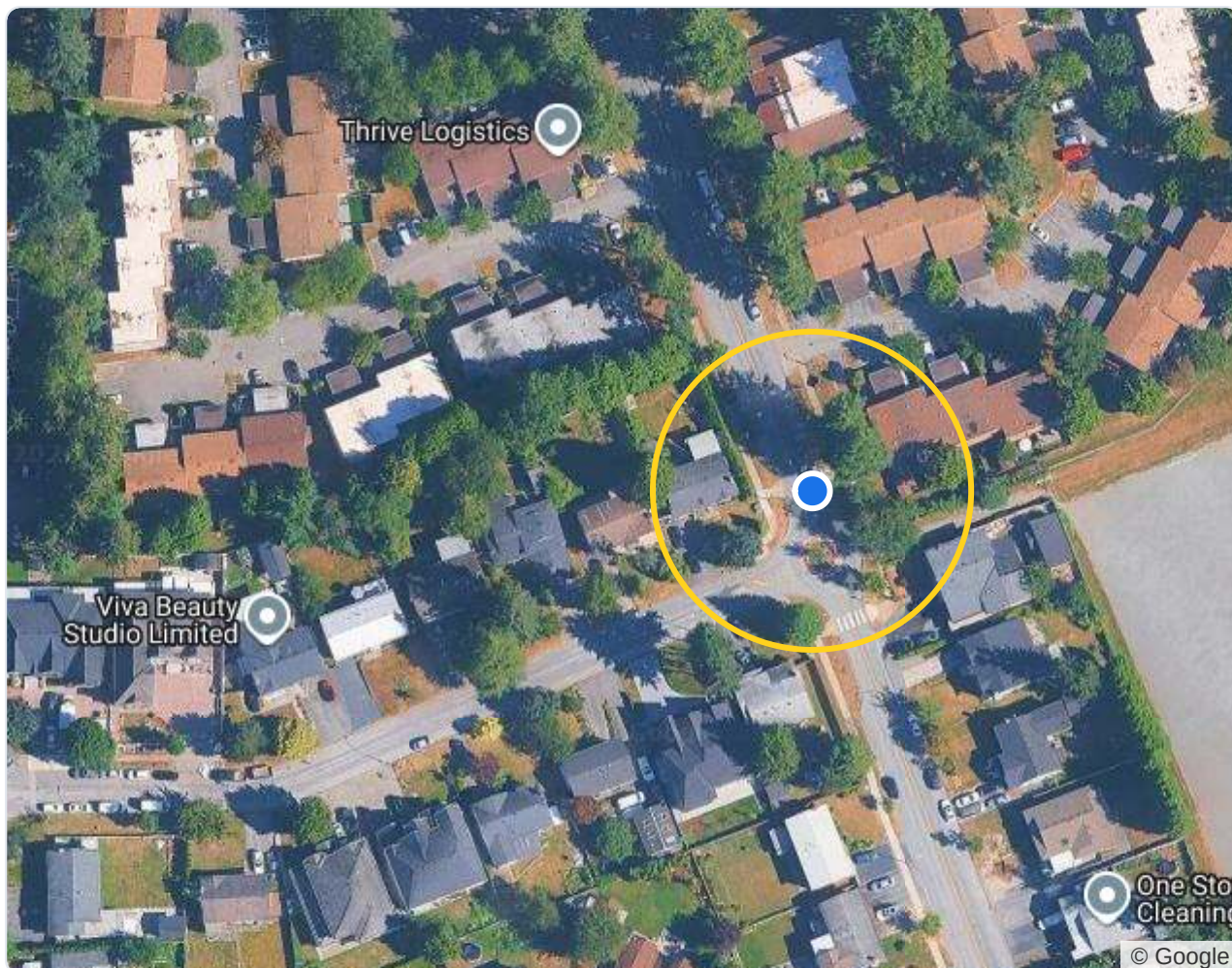
- ✓ Recreation Center
- ✓ Tennis Court(s)

- ✓ Sauna/steam Room

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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