

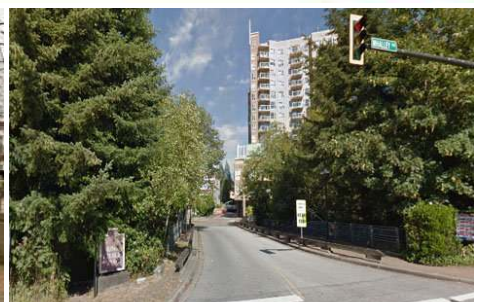
BUILDING BROCHURE

BALMORAL COURT - 9848 WHALLEY RING BUILDING

9848 EAST Whalley Ring Ave. · Surrey, BC V3T 5S8 · Whalley



Scan to view online



1 FOR SALE
FROM \$499,000

4 SOLD · 12 MO
\$439,900-\$509,000

12-MO SOLD TREND
-17.4

BC Condos & Homes Team
604-671-7000 | www.VancouverFloorPlans.com



Unit Mix

1 Bedroom 4 units 721 – 760 sf from \$327,000	2 Bedroom 27 units 935 – 1,265 sf from \$407,000	3 Bedroom 4 units 1,168 – 1,212 sf from \$590,000
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For Sale in Balmoral Court - 9848 Whalley Ring Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$499,000	2 / 2	956 sf	\$522	C302 9848 WHALLEY BOULEVARD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$439,900	2 / 2ba	1086 sf	\$405	2026-06-07
\$460,000	2 / 2ba	1055 sf	\$436	2026-04-06
\$509,000	2 / 2ba	1032 sf	\$493	2025-12-30
\$479,000	2 / 2ba	954 sf	\$502	2025-10-06

Value & Financing

Price Positioning \$522 /sq ft Active listings here average \$522/sf vs \$730/sf across Whalley. 28% below area average	Mortgage Snapshot \$2,390 /mo Entry price (from) \$499,000 20% down payment \$99,800 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 1993	LEVELS 0	SUITES 96	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold	STRATA PLAN LMS1365	MANAGEMENT Hugh & Mckinnon Realty Ltd.

Overview

Balmoral Court - 9848 East Whalley Ring Road, Surrey, BC V3T 5S8, Strata Plan No. LMS1365, 4 levels, 96 units, built 1994. Located at the intersection of King George Highway and Fraser Highway in New Surrey Center neighborhood, Balmoral Court consists of 4 lowrise buildings with 96 units on 9838, 9848, 9866, 9868 East Whalley Boulevard, each with state of the art rainscreen technology and secure gated parking. Balmoral Court homes have many features including spacious living and dining, floor to ceiling windows, cozy gas fireplaces, bright white kitchens with many drawers and storage, master bedroom with large walk-through closets, undermount sinks, soaker tubs, sliding doors to patio, insuite laundry, and spacious outdoor patios for entertaining. Balmoral Court building also has an exercise Centre, onsite manager, and gorgeous landscaped grounds. Located on East Whalley Ring road of the Surrey Whalley community, Skytrain is just across the street, and all shops (T&T supermarket, best buy, future shop, etc), stores, malls, schools (SFU), and recreation is within a few blocks. Best of all, Balmoral Court is the perfect distance from downtown Vancouver, easily accessible by SkyTrain or car. The Trans Canada Highway, Alex Fraser bridge, King George Highway and Fraser Highway are all in close proximity, with Vancouver International Airport just 25 minutes away. Balmoral Court is managed by Hugh & McKinnon 604-531-1909. Pets Allowed w/Rest., Rentals Allowed w/Restrictions.

Other buildings in complex are Balmoral Court - 9868 East WHALLEY RING AVE, Balmoral Court - 9866 East WHALLEY RING AVE, Balmoral Court - 9838 EAST EAST WHALLEY RING ROAD.

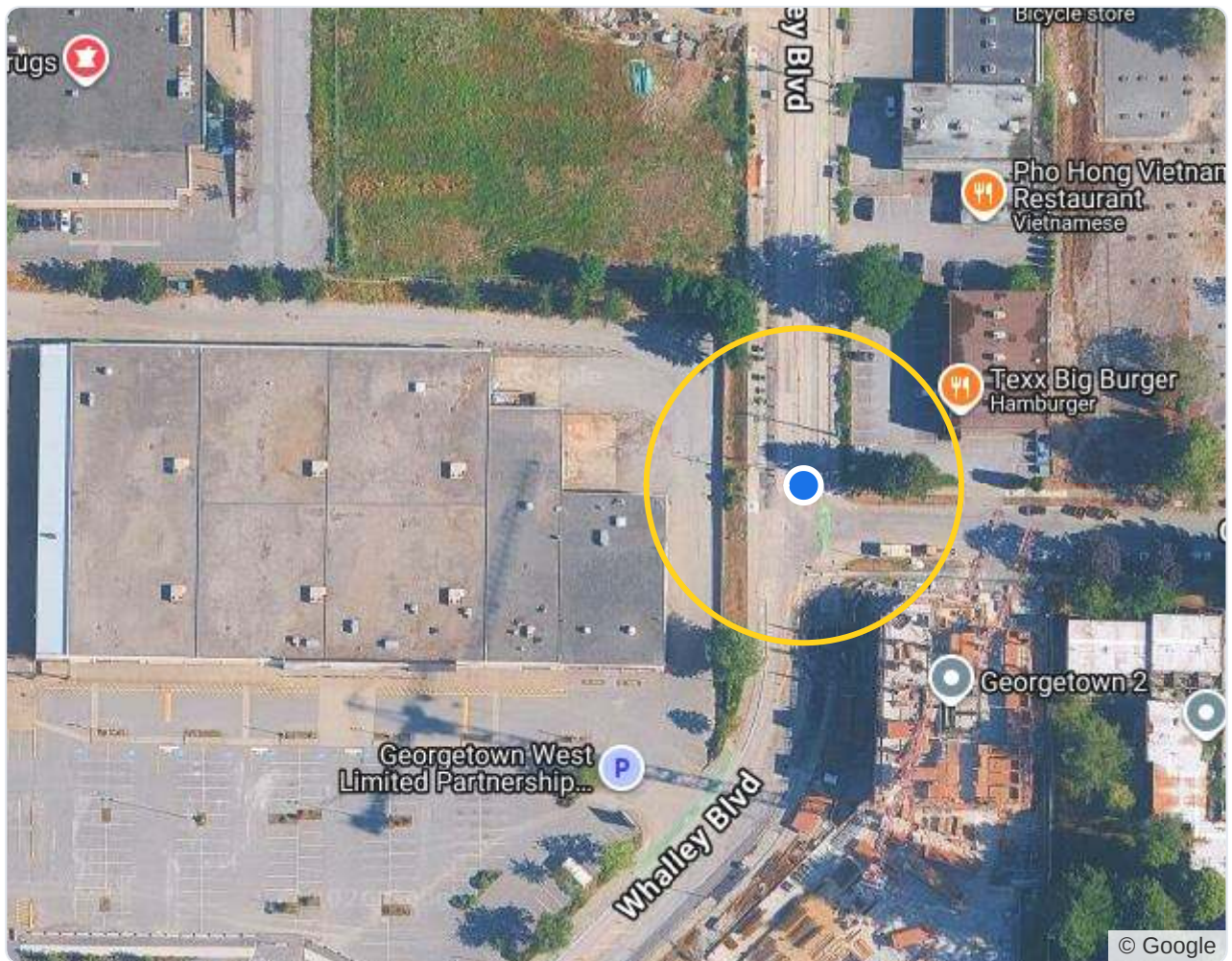
Amenities & Features

- | | |
|--------------------|---------------------|
| ✓ Elevator | ✓ Exercise Centre |
| ✓ In Suite Laundry | ✓ Recreation Center |

Maintenance Fees Include

- | | |
|----------------|-----------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Gas |
| ✓ Management | ✓ Recreation Facility |
| ✓ Snow Removal | |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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