

BUILDING BROCHURE

GUILDFORD - 9926 151ST BUILDING

9926 151st St. · Surrey, BC V3R 8C9 · Guildford



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3 FOR SALE
FROM \$475,000

3 SOLD · 12 MO
\$488,888-\$815,000



Unit Mix

1 Bedroom

4 units
778 – 799 sf
from \$336,300

2 Bedroom

39 units
906 – 1,219 sf
from \$403,000

3 Bedroom

5 units
1,412 – 1,495 sf
from \$767,000

For Sale in Guildford - 9926 151st Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$789,000	3 / 3	1492 sf	\$529	14 9926 151 STREET
\$489,900	2 / 2	935 sf	\$524	102 9948 151 STREET
\$475,000	2 / 2	1026 sf	\$463	307 9942 151 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$488,888	2 / 2ba	1200 sf	\$407	2026-05-22
\$496,000	2 / 2ba	986 sf	\$503	2026-02-23
\$815,000	3 / 3ba	1418 sf	\$575	2025-11-01
\$541,000	2 / 2ba	1030 sf	\$525	2025-06-02

Value & Financing

Price Positioning

\$505 /sq ft

Active listings here average **\$505/sf** vs **\$649/sf** across Guildford.

22% below area average

Mortgage Snapshot

\$2,275 /mo

Entry price (from)	\$475,000
20% down payment	\$95,000
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1993	LEVELS 2	SUITES 20	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS739	MANAGEMENT Self Managed

Overview

Westchester Place - 9926 151 Street Surrey, BC V3R 0V3, LMS739 - Located on 151 Street and 100 Avenue in the desirable neighbourhood of Guildford in North Surrey. Westchester Place has four buildings and a townhome community with 154 units built in 1993 that are professionally managed. This is a convenient location close to bus stops, SkyTrain stations, Guildford Town Centre, Save-on-foods, restaurants, coffee shops, Central City Shopping Centre, London Drugs,

Bonacoord Elementary, Johnston Heights Secondary, SFU, recreation, Holland Parks, Surrey Memorial Hospital, additional medical services, all your shopping needs and much more! Direct access to major transportation routes including Fraser Highway, allows an easy commute to surrounding destinations. Most townhomes feature spacious living areas, gas fireplaces, in-suite laundry, rooftop sundecks and private fenced yards with patio areas. Other features include two levels, single garage with storage space, additional resident parking, ample visitor parking and a gated entrance. The other addresses for this complex are 9926, 9940, 9942, 9946 and 9948 151 Street. This is a convenient and desired location offering condo and townhome living suited for every lifestyle - Live at Westchester Place!

Amenities & Features

- ✓ Club House
- ✓ In Suite Laundry

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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