

BUILDING BROCHURE

AURA TOWNHOMES

13958 108th Ave. · Surrey, BC V3T 0B4 · Whalley



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3 FOR SALE
FROM \$475,000

2 SOLD · 12 MO
\$490,000–\$699,000


12-MO SOLD TREND
-23.7

Unit Mix

1 Bedroom

4 units
723 – 735 sf
from \$445,000

2 Bedroom

27 units
715 – 780 sf
from \$377,000

3 Bedroom

22 units
1,260 – 1,305 sf
from \$570,000

For Sale in Aura Townhomes & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$559,000	2 / 2	759 sf	\$736	125 13958 108 AVENUE
\$499,900	2 / 2	750 sf	\$667	108 13958 108 AVENUE
\$475,000	2 / 2	715 sf	\$664	103 13958 108 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$490,000	2 / 2ba	780 sf	\$628	2026-03-19
\$699,000	3 / 3ba	1282 sf	\$545	2025-10-09
\$406,000	2 / 2ba	715 sf	\$568	2025-06-16
\$503,000	2 / 2ba	715 sf	\$703	2025-05-23

Value & Financing

Price Positioning

\$689 /sq ft

Active listings here average **\$689/sf** vs **\$777/sf** across Whalley.

11% 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 2009	LEVELS 3	SUITES 76	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN BCS3231	MANAGEMENT Self Managed

Overview

Aura Townhomes 13958 108 Ave, Surrey, BC V3T 0B4, Canada BCS3231. Aura Townhomes is located on 108th Avenue and 140th Street in a convenient neighbourhood of Surrey. Built in 2008, it offers 76 homes that are well maintained and professionally managed by Leonis Management: 604-575-5474. This is a prime location just minutes away from City Central Shopping Centre, Fitness World, Surrey Public Library, and White Spot Restaurant. Transit and major routes are

close by and within walking distance. Aura Townhomes includes in suite laundry. Aura Features airy patios, front door verandas, enclosed decks, a shared community garden and a children's playground. Everything for the homeowner from Home Depot to home decor. Surrey is the city of parks, in addition to community centres, rinks, golf courses, churches and community groups. Great access to schools, from pre-school to the new state-of-art campus at Simon Fraser University. You're only minutes from sky train & if you're a commuter, main roads are just minutes away providing easy access to entire mainland. Crossroads are 108 Avenue and 140th Street.

Amenities & Features

- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management

Location





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RE/MAX Crest Realty · BC Condos & Homes Team

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