

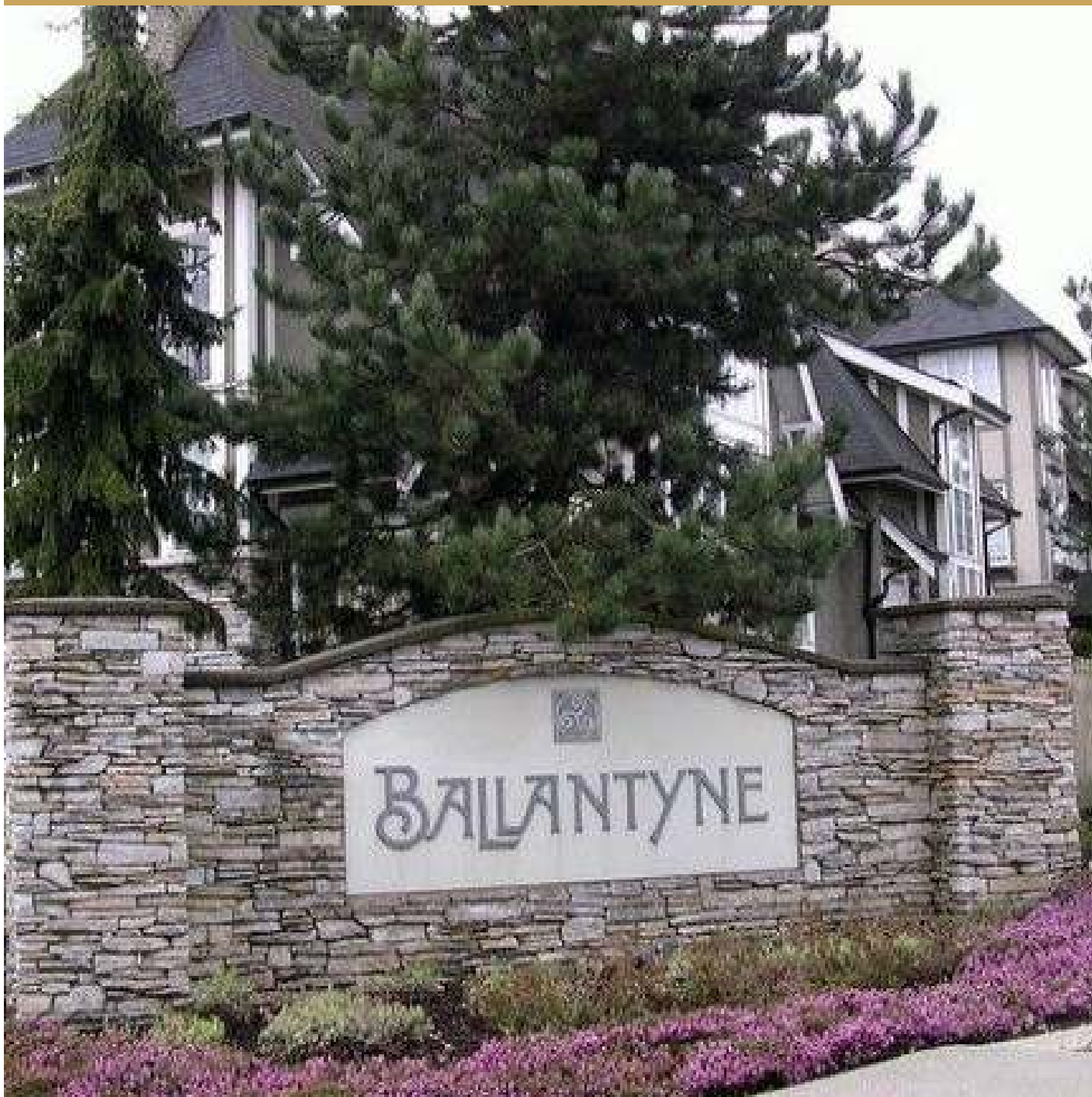
BUILDING BROCHURE

FLEETWOOD

8775 161st St. · Surrey, BC V4N 5G3 · Fleetwood Tynehead



Scan to view online



4 FOR SALE
FROM \$649,000

3 SOLD · 12 MO
\$660,000–\$710,000



Unit Mix

2 Bedroom

39 units
947 – 1,251 sf
from \$467,000

3 Bedroom

13 units
1,230 – 1,396 sf
from \$550,000

For Sale in Fleetwood & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$738,000	3 / 2	1332 sf	\$554	112 8775 161 STREET
\$738,000	3 / 2	1396 sf	\$529	112 8775 161 STREET
\$649,649	2 / 2	1114 sf	\$583	57 8775 161 STREET
\$649,000	2 / 2	1196 sf	\$543	59 8775 161 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$660,000	2 / 2ba	1244 sf	\$531	2026-04-07
\$675,000	2 / 2ba	1114 sf	\$606	2026-01-04
\$710,000	3 / 2ba	1331 sf	\$533	2025-09-29
\$712,000	3 / 2ba	1370 sf	\$520	2025-08-22

Value & Financing

Price Positioning

\$552 /sq ft

Active listings here average \$552/sf vs \$619/sf across Fleetwood Tynehead.

11% below area average

Mortgage Snapshot

\$3,108 /mo

Entry price (from) \$649,000

20% down payment \$129,800

Rate / amortization 5.24% · 25 yr

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

YEAR BUILT 2001	LEVELS 3	SUITES 112	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS4355	DEVELOPER Polygon
MANAGEMENT Hugh & Mckinnon Realty Ltd.			

Overview

Ballantyne - 8775 161 Street Surrey, BC V4N 5G3, LMS4355 - Located on the corner of 161 Street and 88 Avenue in the desirable area of Fleetwood. Ballantyne offers 112 English Tudor style townhomes that were quality built in 2001 by Polygon and are professionally managed. This is a prime Fleetwood location that is nearby transit, Rec Centre, Surrey Sports and Leisure Centre, all your shopping needs, Fleetwood Oark, Surrey Public Library, Holy Cross High School, Frost Road Elementary, North Surrey Secondary, medical services, restaurants, coffee shops and many more amenities are at your doorstep! Direct access to major transporation routes including Fraser Highway, allows an easy commute to surrounding destinations. Most homes feature three levels, spacious living rooms, family rooms, kitchen and dining areas, in-suite laundry and plenty of windows to brighten living spaces. Residents can enjoy large patios and spacious yards that are fully fenced that are perfect for relaxation and entertainment for the whole family. Homes have tandem garages with additional parking spots and ample visitor parking. Ballantyne offers a playground and daycare amenities for the children and a clubhouse with pool table and entertainment room that is great for the whole family. This is a quiet, family oriented complex that offers convenient townhome living - Live at Ballantyne!

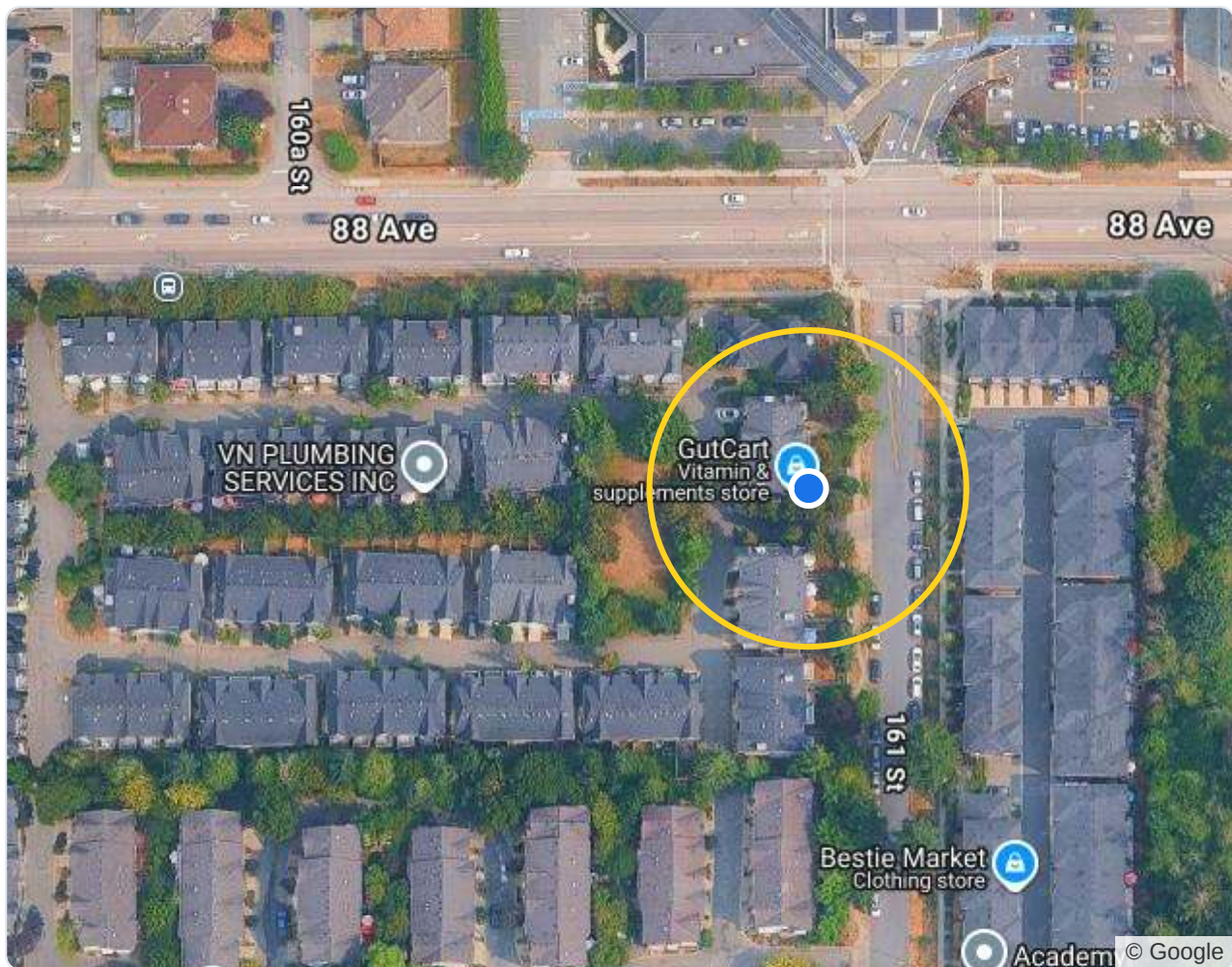
Amenities & Features

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

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



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