

BUILDING BROCHURE

BEAR CREEK

13680 84th Ave. · Surrey, BC V3W 0T6 · Bear Creek Green Timbers



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3 FOR SALE
FROM \$447,000

2 SOLD · 12 MO
\$465,000–\$563,000



Unit Mix

1 Bedroom
3 units
961 – 1,028 sf
from \$474,500

2 Bedroom
60 units
935 – 1,462 sf
from \$345,000

3 Bedroom
2 units
1,318 – 1,318 sf
from \$600,000

For Sale in Bear Creek & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$459,900	2 / 1	938 sf	\$490	205 13680 84 AVENUE
\$449,000	2 / 1	940 sf	\$478	405 13680 84 AVENUE
\$447,000	2 / 1	1044 sf	\$428	3 13660 84 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$563,000	2 / 2ba	1264 sf	\$445	2026-04-17
\$465,000	2 / 1ba	1029 sf	\$452	2025-11-17
\$580,000	2 / 2ba	1255 sf	\$462	2025-08-25
\$620,000	2 / 3ba	1270 sf	\$488	2025-07-17

Value & Financing

Price Positioning

\$465 /sq ft

Active listings here average \$465/sf vs \$531/sf across Bear Creek Green Timbers.

12% below area average

Mortgage Snapshot

\$2,141 /mo

Entry price (from) \$447,000
20% down payment \$89,400
Rate / amortization 5.24% · 25 yr

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

YEAR BUILT 1995	LEVELS 4	SUITES 114	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1424	MANAGEMENT Sandra Idema

Overview

Trails at Bear Creek - 13680 84 Avenue Surrey, BC V3W 0T6, LMS1424 - Located in the popular area of Bear Creek Green Timbers in Surrey on 84 Avenue and King George Highway. This is a prime location that is close to transit, Bear Creek Elementary, Frank Hurt Secondary, Kwantlen, Costco, Shoppers Drug Mart, Surrey Public Library, restaurants, medical services, recreation and more! Direct access to major transportation routes allows an easy commute to surrounding destinations including Langley, Downtown Vancouver, Delta and White Rock. Bear Creek offers 114 beautiful suites built in 1995 and are professionally managed. Most homes feature open floor plans, cozy gas fireplaces, vaulted ceilings, in-suite laundry, oversized windows and private covered balconies. This is a well maintained building that offers wheelchair access, secured parking, a clubhouse, elevators and visitor parking. This complex is conveniently located next to Bear Creek Park where residents have access to walking trails. Trails at Bear Creek is made up of townhomes and condo living that backs onto 164 acres of parkland in a quiet neighbourhood in Surrey - Live here today!

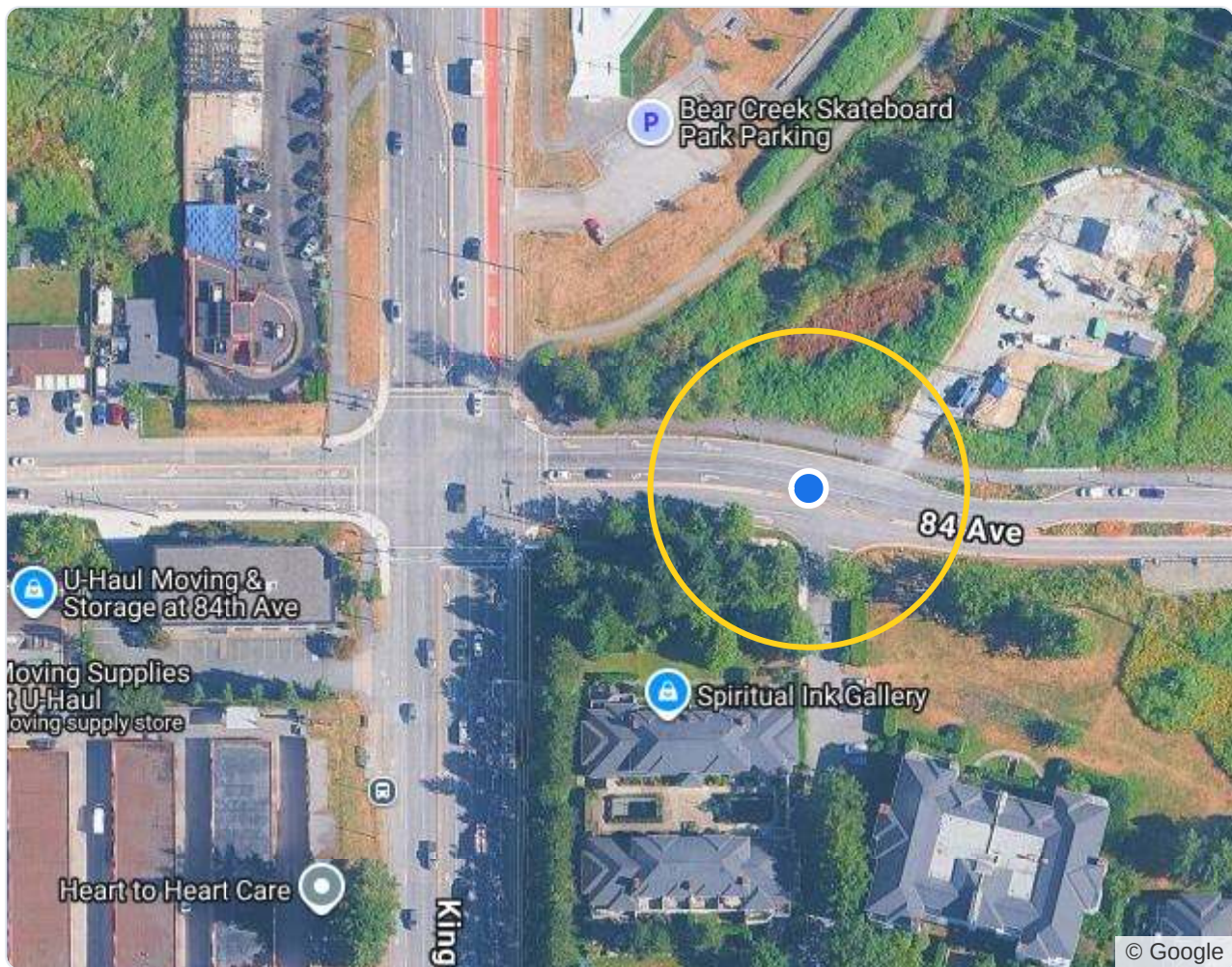
Amenities & Features

- ✓ Club House
- ✓ Elevator
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Gas
- ✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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