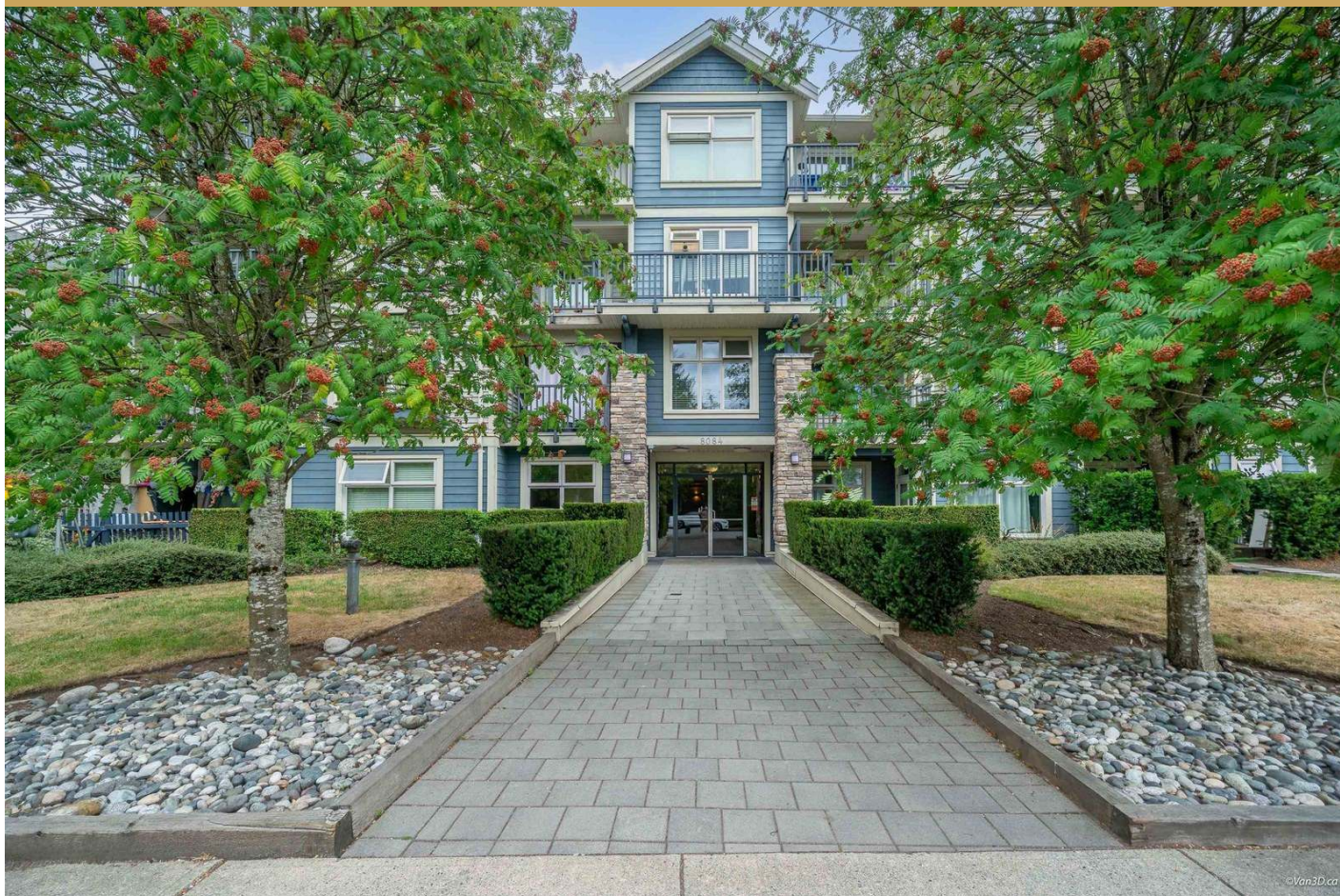


ECLIPSE

8084 120A St. · Surrey, BC V3W 1V2 · Queen Mary Park Surrey



Scan to view online



1 FOR SALE
FROM \$549,000

1 SOLD · 12 MO
\$474,000–\$474,000



Unit Mix

1 Bedroom
5 units
609 – 763 sf
from \$386,000

2 Bedroom
25 units
784 – 952 sf
from \$415,000

3 Bedroom
2 units
1,017 – 1,028 sf
from \$599,000

For Sale in Eclipse & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$549,000	2 / 2	936 sf	\$587	314 8084 120A STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$474,000	2 / 1ba	850 sf	\$558	2026-06-16
\$647,500	3 / 2ba	1028 sf	\$630	2025-05-12
\$600,000	2 / 2ba	947 sf	\$634	2024-09-16
\$560,000	2 / 1ba	831 sf	\$674	2024-07-21

Value & Financing

Price Positioning

\$587 /sq ft

Active listings here average **\$587/sf** vs **\$565/sf** across Queen Mary Park Surrey.

4% above area average

Mortgage Snapshot

\$2,629 /mo

Entry price (from)	\$549,000
20% down payment	\$109,800
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2008	LEVELS 4	SUITES 57	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN BCS3116	

Overview

Eclipse 8084 120a Street, Surrey, V3W 1V2 4 Levels, 57 Suites. Built 2009, Construction: Frame - Wood, Units in Strata: 57, No. Pets: 2, Dogs: YES, Cats: YES, Strata No: BCS3116. This low-rise West Coast inspired complex features wood and cultured stone accents. A 25-year Duriod roof has been installed and the building has been constructed with rain-screen technology. The Complex offers one to three bedroom units ranging in size from 609 sq. ft. to 1027 sq. ft. For added security the building has 24-hour surveillance cameras with motion recording and an easy access fob system. Close by there is shopping, recreation, schools, and transit.

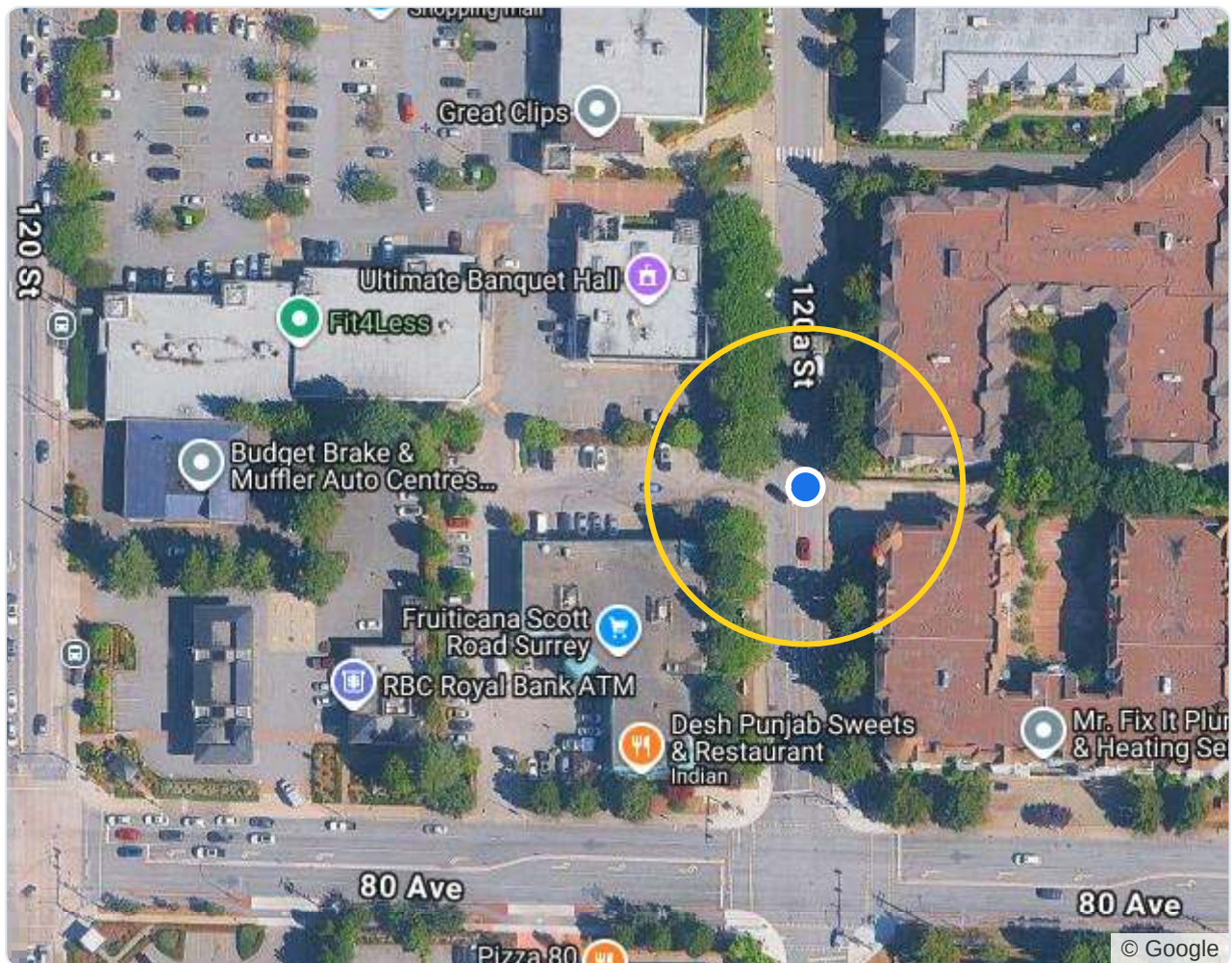
Amenities & Features

- ✓ Bike Room
- ✓ In Suite Laundry
- ✓ Storage
- ✓ Elevator
- ✓ Recreation Center

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty • BC Condos & Homes Team

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Book a Viewing
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