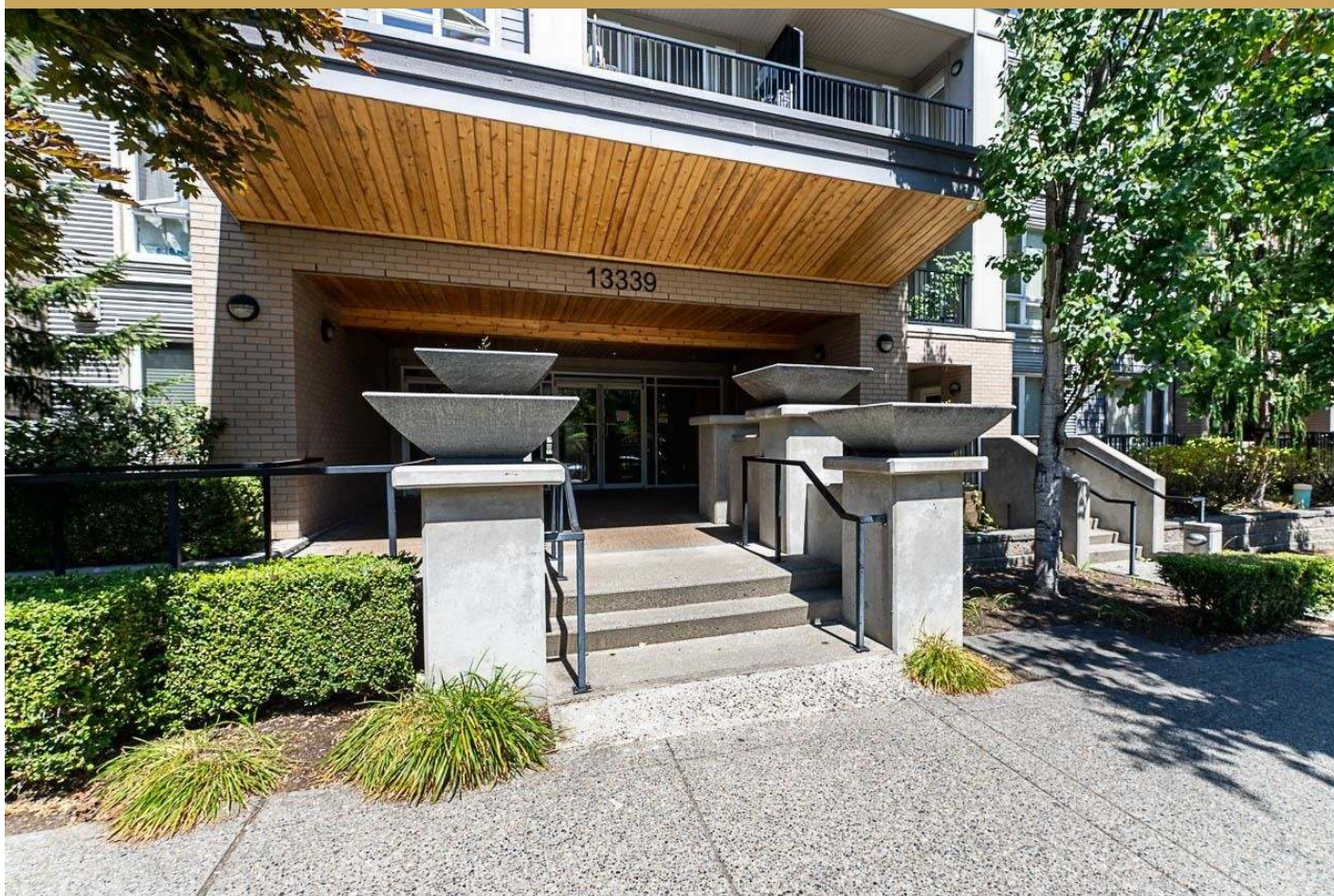


ELEMENT - 13339 102A BUILDING

13339 102A Ave. · Surrey, BC V3T 0C5 · Whalley



Scan to view online



3 FOR SALE
FROM \$598,000

1 SOLD · 12 MO
\$395,000–\$395,000



Unit Mix

Studio
10 units
473 – 484 sf
from \$287,000

1 Bedroom
10 units
583 – 668 sf
from \$333,000

2 Bedroom
6 units
900 – 1,069 sf
from \$492,000

For Sale in Element - 13339 102a Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$610,000	2 / 2	900 sf	\$678	316 13339 102A AVENUE
\$599,900	2 / 2	917 sf	\$654	216 13339 102A AVENUE
\$598,000	2 / 2	900 sf	\$664	204 13339 102A AVENUE AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$395,000	1 / 1ba	661 sf	\$598	2026-05-20
\$338,000	— / 1ba	473 sf	\$715	2025-03-30
\$463,000	1 / 1ba	661 sf	\$700	2025-03-15
\$355,000	— / 1ba	479 sf	\$741	2024-04-25

Value & Financing

Price Positioning

\$665 /sq ft

Active listings here average \$665/sf vs \$779/sf across Whalley.

15% below area average

Mortgage Snapshot

\$2,864 /mo

Entry price (from)	\$598,000
20% down payment	\$119,600
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2009	LEVELS 4	SUITES 71	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN BCS3483	DEVELOPER Weststone
ARCHITECT Patrick Cotter Architect Inc.			

Overview

Element Urban Village - 13339 102A Avenue, Surrey, BC V3T 0C5, Strata Plan No. BCS3483, 4 levels, 71 units, built 2009 - located at the northwest corner of 102A Avenue and 134th Street in Surrey. Weststone Group Urban Village development is made up of three phases: Phase 1

Element has 71 units at 13339 102A Avenue; Phase 2 Agenda has 135 units at 13321 102A Street; Phase 3 Ultra has 362 units at 13325 102A Street. Developed by Weststone and designed by Patrick Cotter Architects Inc., with the interior by False Creek Design Group, Element offers 71 one & two-bedroom, studios and two-storey townhomes that share a spectacular two-storey on-site amenity facility. The interiors are appointed luxuriously with engineered laminate flooring, track lighting, porcelain tile flooring in bathroom, granite countertops in kitchen & bath, full height ceramic tile backsplash, stainless steel appliances, deep soaker tub, ceramic wall tile and over-sized balconies. 1 pet allowed, rentals allowed.

Also a magnificent clubhouse offers a large exercise centre with separate men and women washrooms, a yoga room, a media room, a business centre, a meeting room with access to WiFi and beautifully landscaped courtyard with fountains and children's playground. Element Urban Village is managed by Baywest Management 604-592-3545. No Restrictions.

Element is within steps to bus stops, Surrey Central SkyTrain stations, SFU campus, Surrey Civic Centre, other schools at elementary and secondary levels, shopping, library, future Performing Arts Centre, parks, recreation, restaurants and much more! Direct access to highways allows an easy commute to downtown Vancouver, YVR, Richmond and other surrounding destinations.

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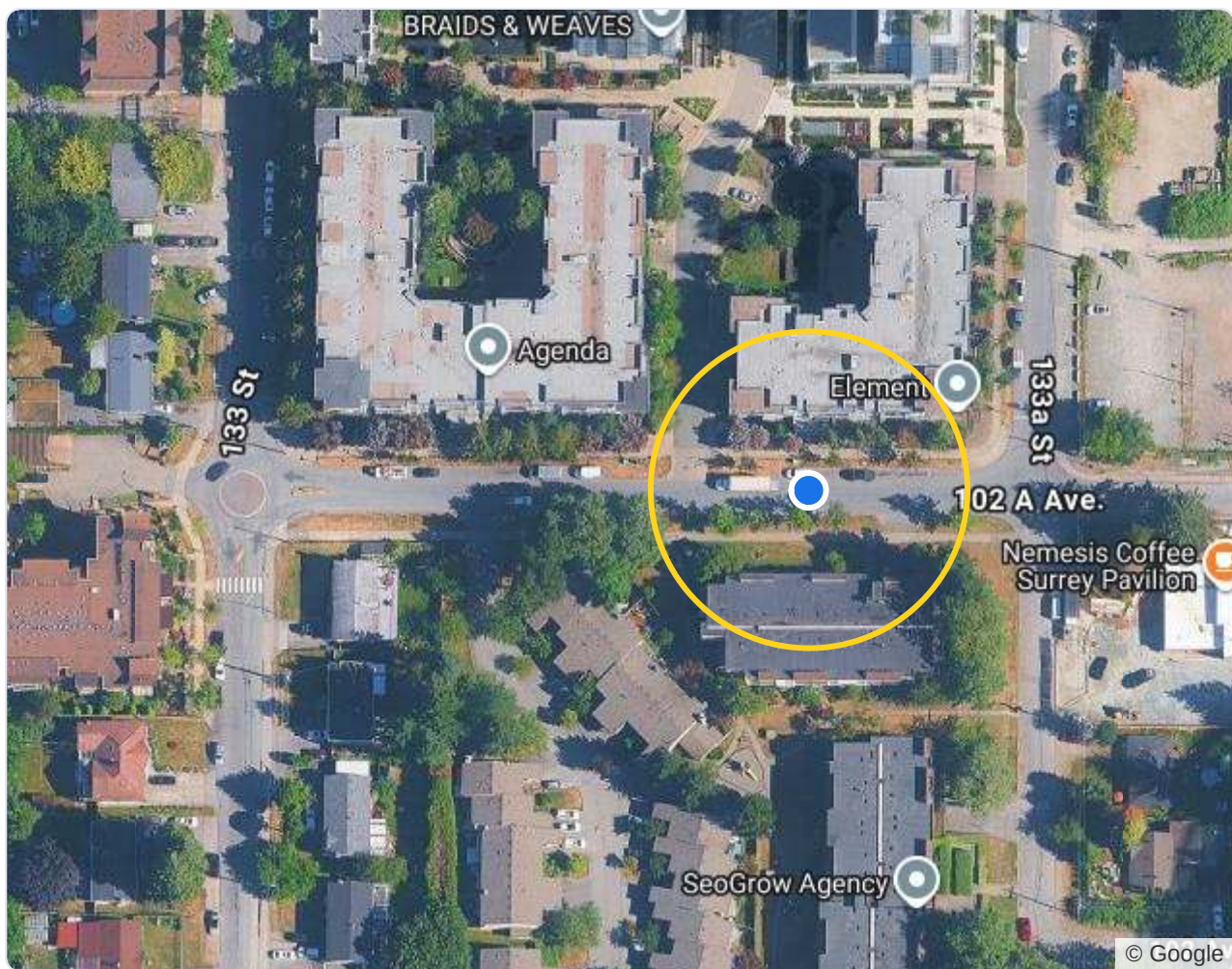
Amenities & Features

- | | |
|------------|--------------------|
| ✓ Elevator | ✓ In Suite Laundry |
|------------|--------------------|

Maintenance Fees Include

- | | |
|----------------|-----------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Hot Water |
| ✓ Management | ✓ Recreation Facility |
| ✓ Snow Removal | |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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Book a Viewing
scan or call