

PARKWOODS - 13507 96TH BUILDING

13507 96th Ave. · Surrey, BC V3V 7P3 · Queen Mary Park Surrey



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1 FOR SALE
FROM \$359,900

2 SOLD · 12 MO
\$372,000-\$375,000



Unit Mix

1 Bedroom

18 units
775 – 828 sf
from \$294,000

2 Bedroom

8 units
990 – 1,100 sf
from \$374,000

For Sale in Parkwoods - 13507 96th Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$359,900	1 / 1	775 sf	\$464	316 13507 96 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$375,000	1 / 1ba	781 sf	\$480	2025-10-10
\$372,000	1 / 1ba	785 sf	\$474	2025-09-28
\$380,000	1 / 1ba	828 sf	\$459	2025-08-19
\$490,000	2 / 1ba	1055 sf	\$464	2025-02-24

Value & Financing

Price Positioning

\$464 /sq ft

Active listings here average **\$464/sf** vs **\$723/sf** across Queen Mary Park Surrey.

36% below area average

Mortgage Snapshot

\$1,724 /mo

Entry price (from)	\$359,900
20% down payment	\$71,980
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1983	LEVELS 3	SUITES 57	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN NWS1997	MANAGEMENT Axis Strata Management Company

Overview

Parkwoods - 13507 96th Avenue, Surrey, BC V3V 7P3, Strata Plan No. NWS1997, 4 levels, 57 units, built 1984 - ideally located at 96th Avenue and 134th Street just two blocks off King George Highway. Parkwoods is comprised of six attractive buildings located at 13501, 13507, 13525 96th Avenue & 9644, 9672, 9682 134th Street on 7.5 acres of landscaped grounds. The extensive landscaping surrounding all buildings provides an ideal home in a tranquil setting. Just like a park outside, the interior finishes including cozy natural gas fireplaces, large principal rooms, separate dining area, spacious kitchens with lots of cupboards and counter space, huge walk-in closet, lots

of storage, cheater ensuite, insuite laundry, and large patios and balconies for added personal space. Residents have access to a community Amenities Area here at the Parkwoods that includes global gymnasium, saunas and jacuzzis, a clubhouse with pool table, racquetball court, guest parking, underground parking space, storage locker, and controlled building entry. Parkwoods is a well run building and the low strata fees includes full cable, hot water, gas fireplace, management and gardening. Parkwoods is managed by Park Place 604-271-7788. 1 cat OK, dogs not allowed., Rentals Allowed w/Restrictions

Parkwoods has an excellent location being only 3 blocks to the King George Sky train Station and only minutes to several large parks, the Surrey Recreational Centre, the Public Library, Surrey Place Mall, SFU Campus, Queen Elizabeth Secondary School and Surrey Memorial Hospital.

Amenities & Features

- | | |
|---------------------|--------------------|
| ✓ Elevator | ✓ In Suite Laundry |
| ✓ Recreation Center | ✓ Sauna/steam Room |

Maintenance Fees Include

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

Location



Les Twarog

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