

BUILDING BROCHURE

STERLING PLACE

15342 20 Ave. · Surrey, BC V4A 2A3 · King George Corridor



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2 FOR SALE
FROM \$469,000

2 SOLD · 12 MO
\$555,000–\$620,000



Unit Mix

1 Bedroom

4 units
804 – 850 sf
from \$339,900

2 Bedroom

13 units
955 – 1,335 sf
from \$465,000

For Sale in Sterling Place & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$495,000	1 / 1	829 sf	\$597	309 15342 20 AVENUE
\$469,000	2 / 1	955 sf	\$491	302 15342 20TH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$620,000	2 / 2ba	1335 sf	\$464	2026-06-17
\$555,000	2 / 2ba	1175 sf	\$472	2026-05-10
\$540,000	1 / 1ba	850 sf	\$635	2024-11-26
\$720,000	2 / 2ba	1226 sf	\$587	2024-05-06

Value & Financing

Price Positioning

\$544 /sq ft

Active listings here average **\$544/sf** vs **\$656/sf** across King George Corridor.

17% below area average

Mortgage Snapshot

\$2,246 /mo

Entry price (from)	\$469,000
20% down payment	\$93,800
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1997	LEVELS 3	SUITES 32	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS2471	MANAGEMENT Peninsula Strata Management Ltd.

Overview

Sterling Place - 15342 20 Avenue Surrey, BC V4A 2A2, LMS2471 - Located in the popular King George Corridor neighbourhood of South Surrey on 20 Avenue and 154 Street. Sterling Place is a low-rise building that offers three levels with 32 units built in 1997 and are professionally managed. This building is centrally located near transit, Bakerview Park, Windor Square shopping, Semiahmoo Centre, Shoppers Drug Mart, restaurants, Surrey Public Library, the beach, medical services and more! Direct access to highways including the Vancouver-Blaine Highway, allows an

easy commute to surrounding destinations. Homes feature bright, open floor plans, large windows with plenty of natural light and spacious balconies with gorgeous views of Mt. Baker or garden areas from most homes. Sterling Place is wheelchair accessible, offers in-suite laundry and a camera visual intercom as an extra security feature in the front lobby. This building has an elevator, secured parking, bike storage and storage lockers are available. This is a family-oriented community where luxury condo living suited for every lifestyle exists - Live here!

Amenities & Features

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

Maintenance Fees Include

- | | |
|------------------|--------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Gas | ✓ Heat |
| ✓ Hot Water | ✓ Management |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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