

KYLE MARK

PERSONAL REAL ESTATE CORPORATION

eXp REALTY | LUXURY

eXp REALTY 2025 TOP PRODUCERS Individuals | Canada

FOR SALE · CLOVERDALE, SURREY

EVERYTHING ON ONE LEVEL

6022 EAST GREENSIDE DRIVE

2 BED · 1 BATH · 976 SQ FT · ONE LEVEL

OFFERED AT **$575,000**

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GREENSIDE ESTATES · RANCHER-STYLE TOWNHOME



YOUR OWN GREEN SPACE

This is the home people are quietly hoping to find. A single-level townhome with no stairs, a bright and easy layout, and a setting that feels more like a retreat than a complex. Freshly painted with new carpet and a new washer and dryer, it is genuinely ready to move into.

Open the door to a private patio and your own green space, with a shed for the bikes and gear, with mature trees, manicured gardens, green spaces and a duck pond woven through the community. The home sits on the quiet side of Greenside Estates, tucked away from the highway, steps from the rec centre, the pool and a school.

The community behind it is just as reassuring as the home. The strata holds a contingency reserve approaching $1 million, the amenity building has just been fully renovated, and the books are professionally managed, so the big-ticket work is already done and paid for. For a 1979 complex, that is the kind of financial health that protects you from the surprise levies buyers worry about.

It is the kind of one-level living that suits a downsizer who wants ease without giving anything up, or a family that wants room to roam at a price that makes sense.

RESIDENCE

2 Bed · 1 Bath · 976 Sq Ft · One Level

OUTDOOR

Private Patio · Own Green Space · Garden Shed

UPDATES

Freshly Painted · New Carpet · New Washer & Dryer

COMMUNITY

Greenside Estates · Built 1979 · Mature Gardens & Pond

OFFERED AT

$575,000

“One level, zero compromises.”

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BRIGHT, EASY, MOVE-IN READY

Some homes need work the day you get the keys. This one just needs your furniture. Freshly painted with new carpet through the living spaces, the single-level plan flows from the front door to the patio with no stairs to manage and no wasted space, whether you are done with stairs for good or you want eyes on the kids from anywhere in the home. A gas fireplace anchors the living room, and a new washer and dryer means the day to day is already handled.





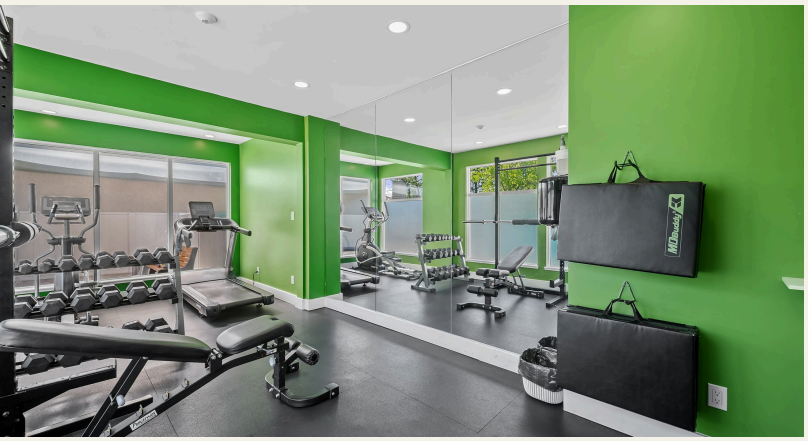


“Bring the furniture. The hardest part is done.”

A COMMUNITY BUILT AROUND GREEN SPACE

Your home extends well past its four walls. Greenside Estates is set among mature trees, manicured gardens, green spaces and a duck pond, and the amenity building was just fully renovated, with brand-new change rooms, a heated outdoor pool open May through September, a gym and a clubhouse. Professionally managed, pet-friendly and welcoming to all ages, with a healthy contingency reserve fund that reflects how well the community is run.







RECREATION

- Heated Outdoor Pool · May to Sept
- Fitness Centre
- Clubhouse
- Basketball Court

GREEN SPACE

- Mature Gardens
- Duck Pond & Mature Trees
- Private Patio
- Garden Shed

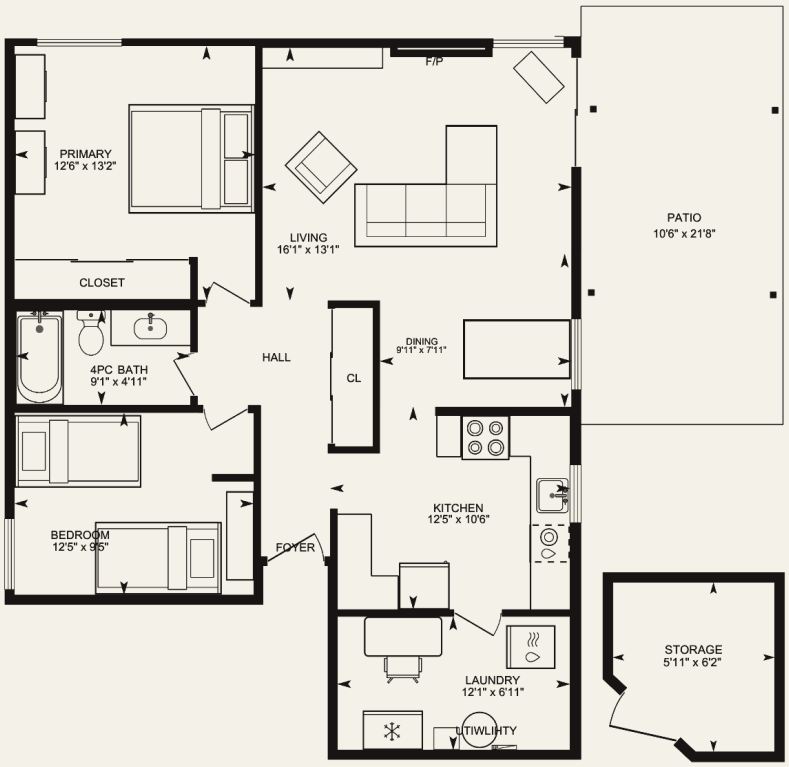
COMMUNITY

- Professionally Managed
- Pet-Friendly (Two)
- All Ages Welcome
- Long-Term Rentals OK

THE HOME

- One Level, No Stairs
- Two Parking Stalls
- In-Suite Laundry
- Gas Fireplace

THE SPECIFICATIONS



DIMENSIONS

LIVABLE	976 Sq Ft
PATIO	227 Sq Ft
BED · BATH	2 · 1

THE NUMBERS

LIST PRICE	$575,000
PROPERTY TAX	*Confirm*
STRATA FEE / MO	$383
CRF BALANCE	$938,821

LEGAL & PARKING

TITLE	Freehold Strata
STRATA PLAN	NW1218
ZONING	*Confirm*
PARKING	2 Stalls (LCP)
STORAGE LOCKER	Locker #038
PETS · RENTALS	Two Pets · Long-Term OK

WALK, TRANSIT & BIKE SCORE · OUT OF 100

84	57	70
WALK	TRANSIT	BIKE
VERY WALKABLE	GOOD TRANSIT	VERY BIKEABLE

MAIN FLOOR PLAN · 976 SQ FT LIVABLE · NORTH-FACING

THE NEIGHBOURHOOD

THE COMMUNITY

Gardens & Duck Pond	On Site
Rec Centre & Pool	Steps Away
Basketball Court	On Site

FAMILY-FRIENDLY

School	Adjacent
Quiet Side	Away From Hwy
All Ages & Pets	Welcome

GETTING AROUND

Highway 10 & 64 Ave	Nearby
Willowbrook Mall	Nearby
Shops & Parks	Nearby

ON THE WAY

Surrey-Langley SkyTrain	2028 to 2029
Fraser Hwy Corridor	Rapid Transit
Langley Centre	8 Stations



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THE MARK OF EXCELLENCE

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