



# 13285 71B Avenue

Surrey, BC

HOODQ ADDRESS REPORT™

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HoodQ  
Homebuyer  
Hub

## SCHOOLS

With good assigned and local public schools very close to this home, your kids can thrive in the neighbourhood.



### WE Kinvig Elementary

Designated Catchment School

Grades K to 7  
13266 70b Ave

### Princess Margaret Secondary

Designated Catchment School

Grades 8 to 12  
12870 72 Ave

### Other Local Schools

#### École Gabrielle-Roy

Grades K to 12  
6887 132 St

#### McLeod Road Traditional Elementary

Grades K to 7  
6325 142 St

### Surrey Academy of Innovative Learning (SAIL)

Grades 1 to 12  
14033 92 Ave

## PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



### Unwin Park

13313 - 68th Avenue



6 mins



### Princess Margaret Park

7044 - 128 Street



10 mins



### Hayle Place Park

6996 Hayle Place



8 mins

### FACILITIES WITHIN A 20 MINUTE WALK

- |                     |                 |
|---------------------|-----------------|
| 2 Playgrounds       | 6 Sports Fields |
| 1 Pool              | 1 Splash Pad    |
| 2 Basketball Courts | 1 Sports Court  |
| 9 Ball Diamonds     | 1 Trail         |

## TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 2 minute walk away and the nearest rail transit stop is a 75 minute walk away.



### Nearest Rail Transit Stop

King George Station



### Nearest Street Level Transit Stop

Eastbound 72 Ave at 132 St



2 mins

## SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 4.96km.



### Surrey Memorial Hospital

13750 96 Ave



### Fire Station

7278 132 St



### Police Station

7235 137 St

## HOME SHOPPING TOOLS

It takes only 60 seconds to complete and sets you up for greater success with your homebuying journey

### Get Pre-Qualified Today

COMING SOON

We are actively looking for lenders with the best solution so we can offer this to you soon.



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