

FOR SALE

MLS® R3176891



— DETACHED HOME · SOUTH SURREY

2258 Madrona Place

Surrey, BC V4A 7Z4

LIST PRICE

\$2,250,000

5
Bedrooms

6
Bathrooms

4,598
Sq ft, 3 levels

6,823
Sq ft lot

L LUIS ALVES

REALTOR® · STONEHAUS REALTY CORPORATION

A home that gives every part of family life its own room.



Over 4,500 sq ft across three finished levels. The great room rises to 18-foot ceilings, with a fireplace and windows on two levels bringing in natural light.

It opens to formal dining and a generous kitchen, with a separate wok kitchen that keeps heat and aromas in their own space. A dedicated office and a den complete the main floor.

18 ft

Great room ceilings

2

Kitchens, one for wok cooking

2

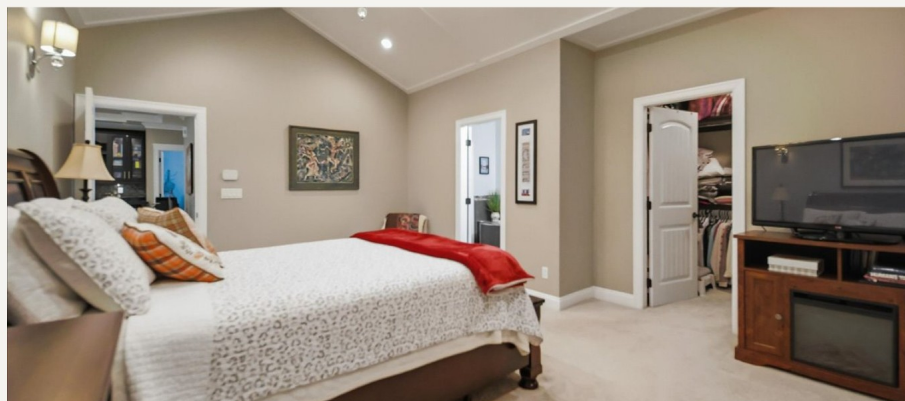
Fireplaces

2021

Renovations and additions

Upstairs to rest. Downstairs to unwind.

A primary suite with walk-in closet and soaking tub above. A media room, wet bar and games room below.



ROOMS BY LEVEL

Main

Living	21'1 × 16'8
Kitchen	17'5 × 12'1
Wok kitchen	6'4 × 7'9
Dining	12'1 × 10'4
Office	13'3 × 9'11
Den	12'1 × 11'2
Laundry	13'0 × 6'1

Upper

Primary bedroom	18'3 × 14'5
Walk-in closet	6'7 × 5'1
Bedroom	10'10 × 12'11
Bedroom	9'9 × 14'7
Family room	20'11 × 13'4

Lower

Recreation	35'2 × 16'6
Media room	25'2 × 16'8
Bedroom	13'5 × 10'1
Bedroom	10'9 × 10'1

PROPERTY DETAILS

Type	House, single family	Title	Freehold, non-strata
Year built	2011, updated 2021	Lot	6,823 sq ft · 50 × 137 ft
Heating	Forced air, heat pump, gas	Cooling	Central A/C
Parking	Double garage, extra parking	Exterior	Stone
View	Mountains from upper level	Taxes (2026)	\$7,564.34
Area	King George Corridor	MLS®	R3176891

Also included: hot tub, wet bar, security system, built-in vacuum, window coverings and washer, dryer, fridge, stove and dishwasher.

South Surrey, close to daily life.

Madrona Place sits in the King George Corridor, a residential pocket of South Surrey. King George Boulevard connects the street to White Rock and the wider region, with shopping, parks and schools close to home.



Semiahmoo Shopping Centre Shopping, dining and everyday errands.	Grandview Corners Larger retail, groceries and services.	White Rock Beach, promenade and pier.
Sunnyside Acres Urban Forest Forest trails for walking and running.	South Surrey Athletic Park Sports fields and recreation.	Golf and marina Both nearby, along with local schools.

6,823 sq ft

Lot, 50 × 137 ft

Northwest

Rear yard exposure, fully fenced

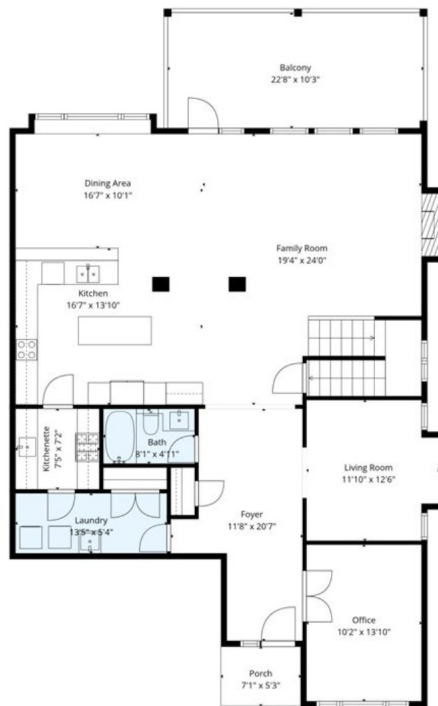
Mountains

View from the upper level

Three levels, one clear layout.

Main level

Living, kitchens, office



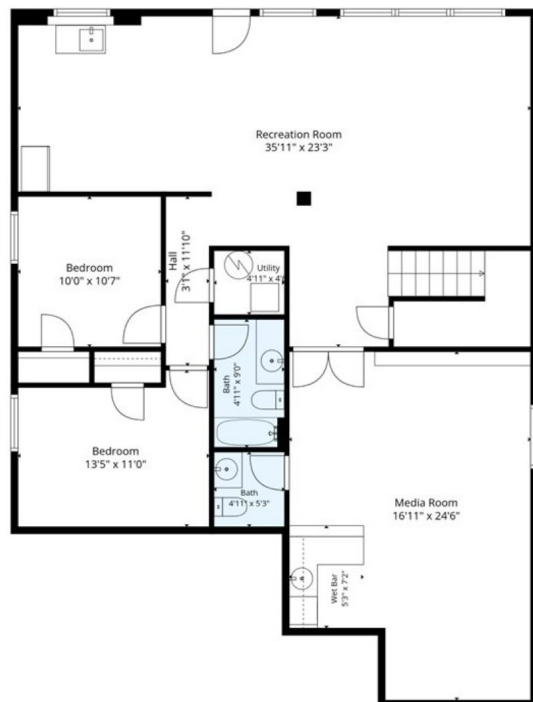
Upper level

Primary suite, 2 bedrooms



Lower level

Recreation, media, 2 bedrooms



HOW THE HOME FLOWS

Main

Office and living room at the front. Kitchen, wok kitchen, dining and the great room open to the rear balcony.

Upper

Primary suite with ensuite, walk-in closet and covered balcony. Two bedrooms and a family room with wet bar, overlooking the great room.

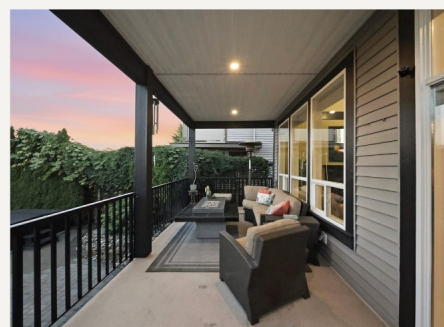
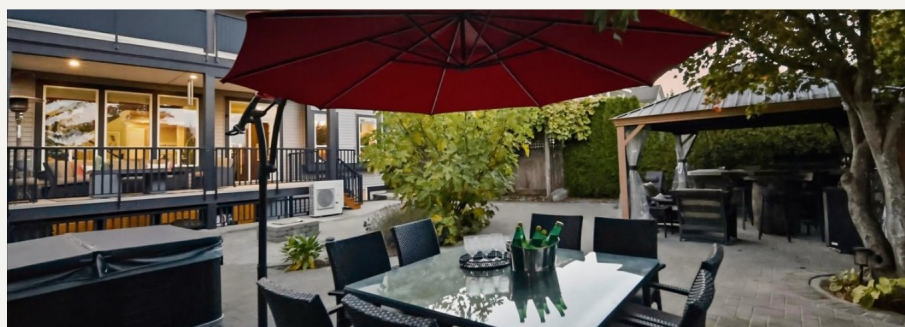
Lower

Recreation room with games area, media room with wet bar, two bedrooms and two bathrooms.

Plans are for illustration only and were drawn by a third party. Official room measurements are on page 03.

The backyard sets it apart.

Private, landscaped grounds with an outdoor kitchen, built-in natural gas BBQ and cooktop, an outdoor heater, dining areas, a hot tub and a fire pit. A covered balcony extends the living space.



BOOK A PRIVATE VIEWING

Luis Alves

REALTOR® · Stonehaus Realty Corporation

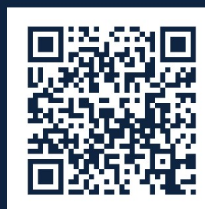
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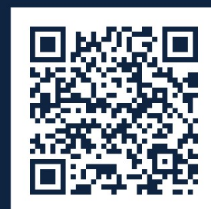
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Service in English and Portuguese.



3D TOUR



FULL LISTING

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Property information is believed to be accurate but should be independently verified. Measurements are approximate. Price, availability, taxes and inclusions are subject to change and should be confirmed with Luis Alves. Not intended to solicit properties already listed for sale. E.&O.E.