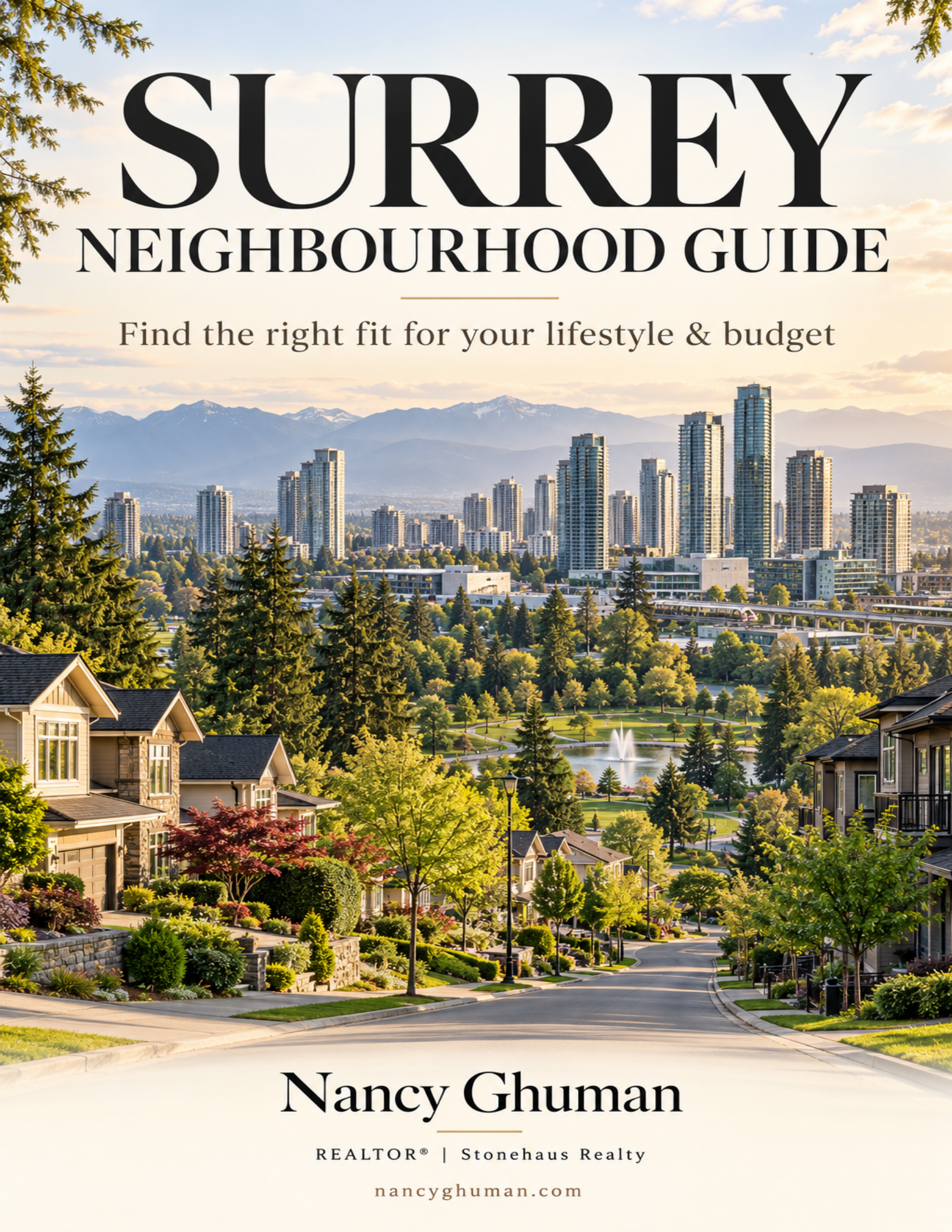




SURREY

NEIGHBOURHOOD GUIDE

Find the right fit for your lifestyle & budget

Nancy Ghuman

REALTOR® | Stonehaus Realty

nancyghuman.com

Find your place in Surrey

A practical guide to 19 neighbourhoods and local areas

Compare the homes, amenities, school options and everyday connections that matter to your move. Surrey is a city of six broader communities; real estate neighbourhood names often overlap those boundaries.

POPULATION & COMMUNITY CONTEXT

Surrey recorded 568,322 residents in the 2021 Census. About 45% of residents were immigrants. The city includes many languages, cultures and household types. [1]

READING THE DEMOGRAPHIC NOTES

Each profile uses its broader community as a clearly labelled census reference, not a population estimate for the smaller neighbourhood. Published 2021 community-profile populations: Fleetwood 65,565; Guildford 64,985; Newton 159,390; Whalley outside City Centre 77,360. Local household and age mixes can differ street by street. Bear Creek Green Timbers and Queen Mary Park can cross community boundaries.

SCHOOLS & HOUSING

School names are examples in or near an area, not rankings or guaranteed catchments. Verify the exact address, program and enrolment with Surrey Schools. Housing and premium-pocket descriptions are editorial summaries, not current price appraisals.

DISTANCES & FUTURE TRANSIT

Distances are approximate road-distance planning ranges from representative parts of each area to downtown Vancouver and to Peace Arch or Pacific Highway border crossings. They are editorial estimates, not measured routes. Traffic and border queues affect time. The 16 km Surrey Langley SkyTrain extension is under construction; the published anticipated opening is late 2029. [2]

Scope: Surrey is the city overview. South Surrey neighbourhoods are outside this requested edition. Fleetwood and Tynehead are separated for comparison, although often combined in real estate searches.

Neighbourhood profiles

Bear Creek Green Timbers

Downtown Vancouver: ~30-40 km | **U.S. border:** ~25-35 km

- **Demographics:** Broader Whalley, excluding City Centre: 48% immigrant population (2021).
- **Homes:** Detached homes and suites on established streets, plus townhouses and some condos.
- **Known for:** Large-lot homes sit alongside more accessible strata options; park-side streets can command premiums.
- **Amenities & access:** Bear Creek Park, Surrey Arts Centre and Green Timbers forest; bus links toward City Centre.
- **Schools nearby:** Green Timbers Elementary; Enver Creek Secondary.

Bolivar Heights

Downtown Vancouver: ~30-40 km | **U.S. border:** ~35-45 km

- **Demographics:** Broader Whalley, excluding City Centre: 48% immigrant population (2021).
- **Homes:** Predominantly detached homes and suites; newer infill and selected townhouse projects.
- **Known for:** Known for established lots, hillside outlooks and proximity to City Centre; custom view homes form premium pockets.
- **Amenities & access:** Local parks, 108 Avenue services and access toward Highway 1; transit convenience varies by street.
- **Schools nearby:** James Ardiel Elementary; Guildford Park Secondary nearby.

Bridgeview

Downtown Vancouver: ~25-35 km | **U.S. border:** ~35-45 km

- **Demographics:** Broader Whalley, excluding City Centre: 48% immigrant population (2021).
- **Homes:** Mostly older detached homes on compact streets; fewer condo and townhouse choices.
- **Known for:** Often a comparatively accessible detached-home search area; condition, drainage and location matter.
- **Amenities & access:** Bridgeview Park and Community Centre; Scott Road SkyTrain is nearby, with walkability dependent on address.
- **Schools nearby:** Bridgeview Elementary; secondary catchment is address-specific.

Neighbourhood profiles

Cedar Hills

Downtown Vancouver: ~30-40 km | **U.S. border:** ~30-40 km

- **Demographics:** Broader Whalley, excluding City Centre: 48% immigrant population (2021).
- **Homes:** Established detached lots, suites and replacement homes; strata options along busier corridors.
- **Known for:** Large yards and custom rebuilds are key draws; some hillside properties offer views.
- **Amenities & access:** Cedar Hills shopping and parks; Scott Road shops and transit connections to SkyTrain.
- **Schools nearby:** Cedar Hills Elementary; L.A. Matheson Secondary.

Clayton

Downtown Vancouver: ~40-50 km | **U.S. border:** ~20-30 km

- **Demographics:** Broader Cloverdale: 30% immigrant population (2021).
- **Homes:** Extensive townhouses, compact detached homes and coach-home layouts; condos near commercial nodes.
- **Known for:** A strong area to compare newer strata homes; larger detached and edge-of-area properties offer a premium alternative.
- **Amenities & access:** Clayton Community Centre, local parks, Langley-area shopping and future Fraser Highway rapid transit.
- **Schools nearby:** Clayton Heights and Salish secondary schools.

Cloverdale

Downtown Vancouver: ~40-50 km | **U.S. border:** ~15-25 km

- **Demographics:** Broader Cloverdale: 30% immigrant population (2021).
- **Homes:** A broad mix of established and newer detached homes, townhouses and some condos.
- **Known for:** Historic village character; West Cloverdale has larger custom homes, with rural land on the outskirts.
- **Amenities & access:** Museum of Surrey, fairgrounds, historic shops and Highway 10/15 access.
- **Schools nearby:** Lord Tweedsmuir Secondary; Cloverdale Traditional Elementary.

Neighbourhood profiles

Newton

Downtown Vancouver: ~35-45 km | **U.S. border:** ~20-30 km

- **Demographics:** Broader Newton: 49% immigrant population (2021).
 - **Homes:** Detached homes with suites, townhouses and older low-rise condos; housing varies widely across Newton.
 - **Known for:** A wider range of price points than estate-focused pockets; South Asian cultural businesses and Vaisakhi are prominent.
 - **Amenities & access:** KPU Surrey campus, Newton recreation facilities, bus exchange and King George Boulevard connections.
 - **Schools nearby:** Frank Hurt Secondary; Newton Elementary.
-

Fleetwood

Downtown Vancouver: ~35-45 km | **U.S. border:** ~25-35 km

- **Demographics:** Broader Fleetwood: 50% immigrant population (2021).
 - **Homes:** Established detached neighbourhoods, abundant townhouses and growing condo development.
 - **Known for:** Fleetwood Park and larger-lot streets offer premium detached options; townhouses broaden entry choices.
 - **Amenities & access:** Surrey Sport & Leisure Complex, library and Fraser Highway services; SkyTrain extension under construction.
 - **Schools nearby:** Fleetwood Park and North Surrey secondary schools; Coyote Creek Elementary.
-

Tynehead

Downtown Vancouver: ~35-45 km | **U.S. border:** ~30-40 km

- **Demographics:** Broader Guildford: 52% immigrant population (2021).
 - **Homes:** Detached and custom homes, residual acreage parcels, and newer townhouse/infill development.
 - **Known for:** Park-adjacent and larger-lot homes are key draws; Anniedale-Tynehead is transitioning from rural to urban uses.
 - **Amenities & access:** Tynehead Regional Park and Highway 1 access; many residential pockets remain car-oriented.
 - **Schools nearby:** Serpentine Heights Elementary; North Surrey Secondary nearby.
-

Neighbourhood profiles

Fraser Heights

Downtown Vancouver: ~35-45 km | **U.S. border:** ~35-45 km

- **Demographics:** Broader Guildford: 52% immigrant population (2021).
 - **Homes:** Predominantly detached homes, including larger custom houses; newer townhouses in selected pockets.
 - **Known for:** One of North Surrey's better-known premium detached areas, with view lots and estate-style streets.
 - **Amenities & access:** Fraser Heights recreation amenities, local shops and access to Highway 1/Port Mann Bridge.
 - **Schools nearby:** Fraser Heights Secondary; Erma Stephenson and Dogwood elementary schools.
-

Guildford

Downtown Vancouver: ~35-45 km | **U.S. border:** ~30-40 km

- **Demographics:** Broader Guildford: 52% immigrant population (2021).
 - **Homes:** Established low-rise condos and townhouses, detached pockets and newer apartment development.
 - **Known for:** A practical area to compare condo and townhouse budgets; larger detached pockets offer more space.
 - **Amenities & access:** Guildford Town Centre, recreation centre, library and frequent bus links to Surrey Central; Highway 1 access.
 - **Schools nearby:** Johnston Heights and Guildford Park secondary schools.
-

Panorama Ridge

Downtown Vancouver: ~40-50 km | **U.S. border:** ~15-25 km

- **Demographics:** Broader Newton: 49% immigrant population (2021).
 - **Homes:** Detached homes dominate estate pockets; newer townhouses and compact homes occur on the edges.
 - **Known for:** Known for luxury custom homes, large lots and outlooks over agricultural lowlands; not every street is an estate area.
 - **Amenities & access:** Highway 10 connections and nearby shopping; quiet interior streets are generally car-oriented.
 - **Schools nearby:** Panorama Ridge Secondary; Panorama Park Elementary.
-

Neighbourhood profiles

Port Kells

Downtown Vancouver: ~40-50 km | **U.S. border:** ~30-40 km

- **Demographics:** Broader Guildford: 52% immigrant population (2021).
 - **Homes:** Acreages and larger-lot detached homes; housing is interspersed with employment and industrial land.
 - **Known for:** Land and privacy are central draws; newer urban housing appears toward South Port Kells/Anniedale.
 - **Amenities & access:** Port Kells Park, local community amenities and strong Highway 1 connections; limited walkable retail in rural pockets.
 - **Schools nearby:** Port Kells Elementary; secondary school depends on address.
-

Queen Mary Park

Downtown Vancouver: ~30-40 km | **U.S. border:** ~25-35 km

- **Demographics:** Broader Whalley, excluding City Centre: 48% immigrant population (2021).
 - **Homes:** Detached homes and suites, townhouses and older low-rise condos.
 - **Known for:** A useful area for comparing entry strata homes with established detached properties; custom rebuilds add variety.
 - **Amenities & access:** Queen Mary Park, Scott Road shopping and bus corridors; SkyTrain usually requires a connection.
 - **Schools nearby:** Kirkbride Elementary; L.A. Matheson or Queen Elizabeth Secondary nearby.
-

Royal Heights

Downtown Vancouver: ~30-40 km | **U.S. border:** ~30-40 km

- **Demographics:** Broader Whalley, excluding City Centre: 48% immigrant population (2021).
 - **Homes:** Mostly detached homes on sloping streets, including older houses and newer custom builds.
 - **Known for:** Known for hillside outlooks, established lots and a smaller residential feel; view properties form premium pockets.
 - **Amenities & access:** Royal Heights Park and access toward Scott Road; station access and walking routes vary with slope and address.
 - **Schools nearby:** Royal Heights Elementary; L.A. Matheson Secondary nearby.
-

Neighbourhood profiles

Serpentine

Downtown Vancouver: ~40-55 km | **U.S. border:** ~15-30 km

- **Demographics:** Broader Cloverdale: 30% immigrant population (2021).
 - **Homes:** Rural detached homes, farms and acreage properties; relatively few conventional condo or townhouse choices.
 - **Known for:** Open agricultural landscapes and land-focused purchases; this is distinct from Serpentine Heights near Tynehead.
 - **Amenities & access:** Access via Highway 10 and rural roads; shopping and services generally require driving.
 - **Schools nearby:** School access is highly address-dependent; use the district locator.
-

Sullivan Station

Downtown Vancouver: ~40-50 km | **U.S. border:** ~20-30 km

- **Demographics:** Broader Newton: 49% immigrant population (2021).
 - **Homes:** Many newer townhouses and detached homes; selected condos and larger-lot remnants.
 - **Known for:** A strong townhouse comparison area with newer layouts; custom detached pockets offer a higher-price alternative.
 - **Amenities & access:** Sullivan parks, local shopping, Bell Performing Arts Centre nearby and Highway 10 access.
 - **Schools nearby:** Sullivan Heights Secondary; Cambridge and Sullivan elementary schools.
-

West Newton

Downtown Vancouver: ~35-45 km | **U.S. border:** ~20-30 km

- **Demographics:** Broader Newton: 49% immigrant population (2021).
 - **Homes:** Detached homes with suites, townhouses and low-rise condos near commercial corridors.
 - **Known for:** Broad housing choice and established streets; larger custom homes sit alongside more accessible strata options.
 - **Amenities & access:** Scott Road/Strawberry Hill shopping, Newton Athletic Park and KPU nearby; R6 Scott Road bus corridor.
 - **Schools nearby:** Tamanawis Secondary; Strawberry Hill and Westerman elementary schools.
-

Neighbourhood profiles

Whalley / Surrey City Centre

Downtown Vancouver: ~30-40 km | U.S. border: ~30-40 km

- **Demographics:** Broader Whalley, excluding City Centre: 48% immigrant population (2021).
 - **Homes:** High-rise and low-rise condos lead in City Centre; outer Whalley includes detached homes and townhouses.
 - **Known for:** Surrey's urban core: entry condos through premium tower residences, with detached lots outside the centre.
 - **Amenities & access:** Expo Line stations, SFU Surrey, civic plaza, library and Central City shopping; rapid redevelopment.
 - **Schools nearby:** Kwantlen Park Secondary; K.B. Woodward Elementary; SFU Surrey campus.
-

Where to begin your home search

Condo choice + rapid transit

Whalley / City Centre; Guildford for established strata options.

Townhouse variety

Clayton, Fleetwood, Sullivan Station and West Newton.

Larger detached + premium pockets

Fraser Heights, Panorama Ridge and selected Tynehead streets.

Acreage + rural space

Serpentine and Port Kells; check land use and servicing for each property.

Compare total monthly cost, strata fees, home condition, commute and school catchment before narrowing your shortlist.

Sources & reading notes

[1] City of Surrey - community census profiles

2021 census context: Fleetwood 50%, Guildford 52%, Newton 49%, Cloverdale 30%, Whalley outside City Centre 48% immigrant population. These broader-area figures are not neighbourhood counts.

[Open official source](#)

[2] Province of BC - Surrey Langley SkyTrain

Route, planned stations and anticipated late-2029 in-service date.

[Open official source](#)

[3] Surrey Schools - school locator

Confirm address-specific school catchments and contact schools about programs and space.

[Open official source](#)

[4] City of Surrey - parks & communities

Park and recreation highlights, including Bear Creek, Green Timbers, Bridgeview, Royal Heights, Queen Mary and Port Kells.

[Open official source](#)

[5] City of Surrey - Anniedale-Tynehead plan

Rural-to-urban planning context for Anniedale-Tynehead and South Port Kells.

[Open official source](#)

[6] City of Surrey - agricultural land use

Background for rural land and agricultural areas.

[Open official source](#)

Prepared October 2026. Sources provide census, amenities and infrastructure context. Housing comparisons and distance bands are editorial orientation summaries. Census community boundaries do not exactly match real estate search boundaries. Luxury and affordability are relative; current listings, property details and budgets determine the actual fit. Cover is an illustrative AI-generated Surrey-inspired scene, not a geographic photograph.

Let's find your neighbourhood

The right home starts with the right location.

Thinking about moving to Surrey but unsure which neighbourhood suits your lifestyle and budget? Get in touch for your real estate needs, and let's build a shortlist around what matters to you.

- Buying your first home or comparing presale and resale options
- Upsizing, downsizing or planning your next move
- Selling a property and preparing it for the market
- Exploring investment properties, suites or acreage living

Nancy Ghuman

REALTOR® | Stonehaus Realty
Founder | MerakiRose HomeStaging & Decor

nancyghuman.com
homes@nancyghuman.com

Local guidance. Honest conversations. A plan that fits your move.