

BUILDING BROCHURE

THE LEXINGTON - 1150 54A BUILDING

1150 54A St. · Delta, BC V4M 4B5 · Tsawwassen Central



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2 FOR SALE
FROM \$689,000

12-MO SOLD TREND
37.7

BC Condos & Homes Team
604-671-7000 | www.VancouverFloorPlans.com



Unit Mix

2 Bedroom

9 units
1,345 – 1,417 sf
from \$559,000

3 Bedroom

4 units
1,698 – 1,759 sf
from \$719,000

For Sale in The Lexington - 1150 54a Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$719,000	3 / 2	1698 sf	\$423	201 1150 54A STREET
\$689,000	2 / 2	1345 sf	\$512	110 1150 54A STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$770,000	2 / 2ba	1406 sf	\$548	2025-08-27
\$950,000	3 / 2ba	1753 sf	\$542	2025-04-17
\$597,900	2 / 2ba	1417 sf	\$422	2024-07-23
\$850,000	2 / 2ba	1375 sf	\$618	2024-03-27

Value & Financing

Price Positioning

\$468 /sq ft

Active listings here average **\$468/sf** vs **\$711/sf** across Tsawwassen Central.

34% below area average

Mortgage Snapshot

\$3,300 /mo

Entry price (from) **\$689,000**

20% down payment **\$137,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1988	LEVELS 3	SUITES 38	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN NWS2700	

Overview

Lexington - 1150 54A Street, Delta, BC V4M 4B5, NWS2700 - located in Central Tsawwassen, at the crossroads of 54A Street and 11 Avenue. Lexington is only two blocks from town centre. Walking distance to transit, shopping, restaurants, banks, Safeway, Starbucks, medical & dental clinics, the pharmacy, and more. Also, there is a sports field where you can watch amateurs play. Beach Grove Elementary, South Park Elementary and South Delta Secondary schools are in close to the complex. There are a lot of restaurants in the neighbourhood such as Browns Socialhouse, Kon Thai, Dairy Queen, Domino's Pizza, White Sport, Mario's Kitchen. The Lexington was built in 1988. There are 38 units in strata and in development. It is a self-managed building with full rain screen protection and stucco exterior. The Lexington is an adult-oriented community with age restriction 55+ One pet is allowed, but no dogs. Rentals are not permitted. Building features include workshop, storage locker and recreation room. Most homes offer private balcony, gas fireplace, private patio, spacious rooms and laminate floors.

Crossroad is 12 Avenue & 11th Avenue.

Amenities & Features

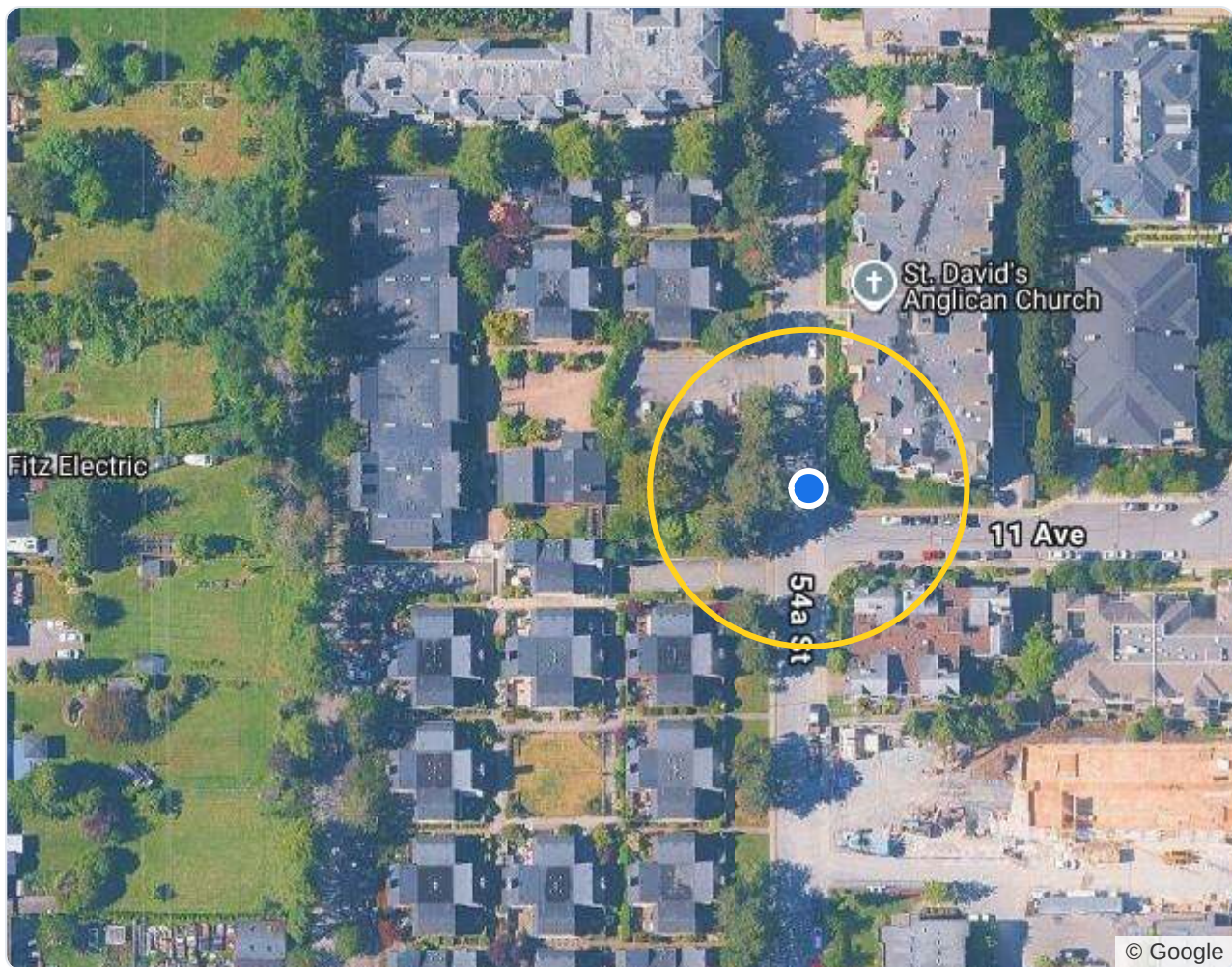
✓ None

Maintenance Fees Include

✓ Gardening
✓ Management

✓ Gas
✓ Recreation Facility

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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