

BUILDING BROCHURE

HUNTSFIELD GREEN

19649 53rd Ave. · Langley, BC V3A 8C5 · Langley City



Scan to view online



1 FOR SALE
FROM \$639,900

4 SOLD · 12 MO
\$750,000–\$775,000



Unit Mix

2 Bedroom

47 units
1,286 – 1,516 sf
from \$580,000

For Sale in Huntsfield Green & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$639,900	2 / 2	1365 sf	\$469	31 19649 53 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$755,000	2 / 2ba	1341 sf	\$563	2026-06-04
\$775,000	2 / 2ba	1471 sf	\$527	2026-05-25
\$750,000	2 / 2ba	1384 sf	\$542	2026-05-25
\$760,000	2 / 2ba	1409 sf	\$539	2026-01-25

Value & Financing

Price Positioning

\$469 /sq ft

Active listings here average \$469/sf vs \$571/sf across Langley City.

18% below area average

Mortgage Snapshot

\$3,065 /mo

Entry price (from) **\$639,900**

20% down payment **\$127,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT
1991

LEVELS
1

SUITES
118

CONSTRUCTION
Frame - Wood

EXTERIOR
Vinyl

TITLE TO LAND
Freehold Strata

STRATA PLAN
NWS3354

MANAGEMENT
**Teamwork
Property
Management Ltd**

Overview

Huntsfield Green - 19649 53 Avenue, Langley, BC V3A 8C5, Canada. Strata Plan NWS3354. Crossroads are 53 Avenue and 198 Street located in Langley. This townhouse is 1 storey with 118 units. Completed 1990. Secure gated 55+ resort style complex. QUIET location, large patio, club house with pool, hot tub and workshop. New roof 2009. newly fenced 2010. Minutes to everything and nature trails at your doorstep. Some features include hottub and swimming pool. Maintenance fees includes caretaker, garbage pickup, gardening, management and recreation facility.

Nearby parks include Hi-Knoll Park, Clover Ridge Park and East View Park. Nearby Schools are H.D Stafford Middle School, Langley Fundamental Middle and Secondary School, Global Montessoru School - Daycare, Presschool & Elementary School. Supermarkets and Grocery stores nearby are Safeway Supermarket, Buy-Low Foods, Michael's No Frills and Nature's Fare Markets - Langley. Nearby parks include Hi-Knoll Park, Clover Ridge Park and East View Park.

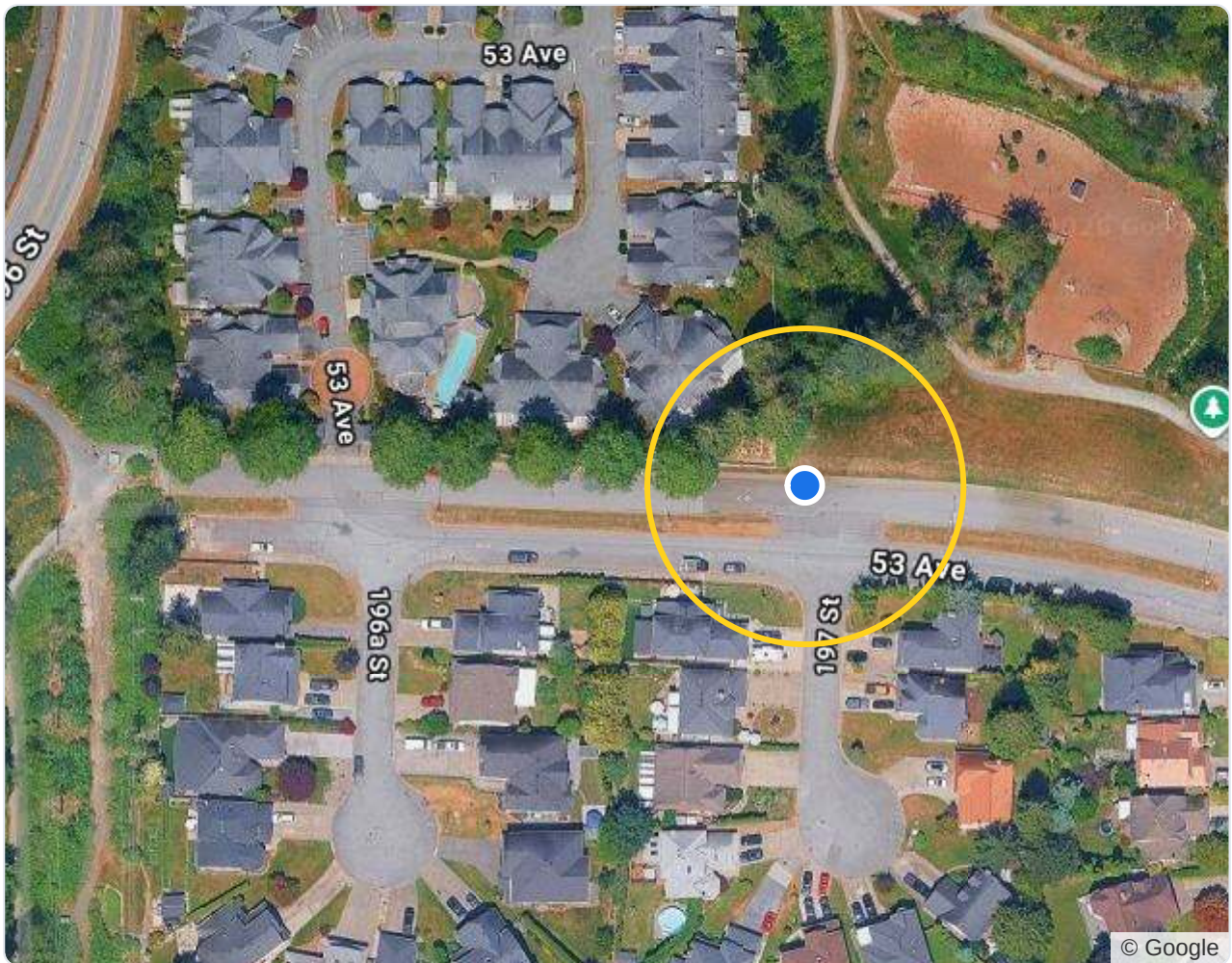
Amenities & Features

- ✓ Club House
- ✓ Swirlpool/hot Tub
- ✓ Pool; Outdoor

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Recreation Facility
- ✓ Garbage Pickup
- ✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



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