

BUILDING BROCHURE

WILLOWBROOK GATE - 19835 64TH BUILDING

19835 64th Ave. · Langley, BC V2Y 1L8 · Willoughby Heights



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1 FOR SALE
FROM \$499,000

1 SOLD · 12 MO
\$480,000–\$480,000



Unit Mix

2 Bedroom

24 units

918 – 1,259 sf

from \$435,000

For Sale in Willowbrook Gate - 19835 64th Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$499,000	2 / 2	1058 sf	\$472	203 19835 64 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$480,000	2 / 2ba	1195 sf	\$402	2026-07-23
\$585,000	2 / 2ba	1116 sf	\$524	2025-04-22
\$580,000	2 / 2ba	1113 sf	\$521	2025-03-24
\$521,000	2 / 2ba	1095 sf	\$476	2025-02-14

Value & Financing

Price Positioning

\$472 /sq ft

Active listings here average \$472/sf vs \$595/sf across Willoughby Heights.

21% below area average

Mortgage Snapshot

\$2,390 /mo

Entry price (from) **\$499,000**

20% down payment **\$99,800**

Rate / amortization **5.24% · 25 yr**

YEAR BUILT 1993	LEVELS 3	SUITES 46	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS899	MANAGEMENT Nai Goddard & Smith

Overview

Willowbrook Gate - 19835 64th Avenue Langley, BC V2Y 1L8, LMS899 - Located in the popular Willoughby Heights in Langley on 64th Avenue and 200 Street. This is a convenient area that is within minutes to bus stops, Langley Meadows Elementary School, Willowbrook Shopping Centre, restaurants, Langley Centre, Walmart, medical services, recreation and is across the street from the beautiful Meadows Edge Park. Direct access to major highways including Fraser Highway and the Langley Bypass allows an easy commute to surrounding destinations. Willowbrook Gate is a low-rise building with three levels and 46 beautiful suites built in 1993 that are professionally managed. Most homes feature spacious floor plans, loads of windows to brighten living spaces, insuite laundry, cozy gas fireplaces and private balconies that boast park and mountain views. This is a well maintained building with recent updates including a new roof and boiler. Other building features include secured underground parking, elevators, storage, a clubhouse, manicured gardens, visitor parking and wheelchair access. Willowbrook Gate offers comfortable condo living in a desirable neighbourhood in Langley - Live here today!

Amenities & Features

- ✓ Club House
- ✓ Wheelchair Access
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Hot Water
- ✓ Garbage Pickup
- ✓ Gas
- ✓ Management

Location



Les Twarog

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