

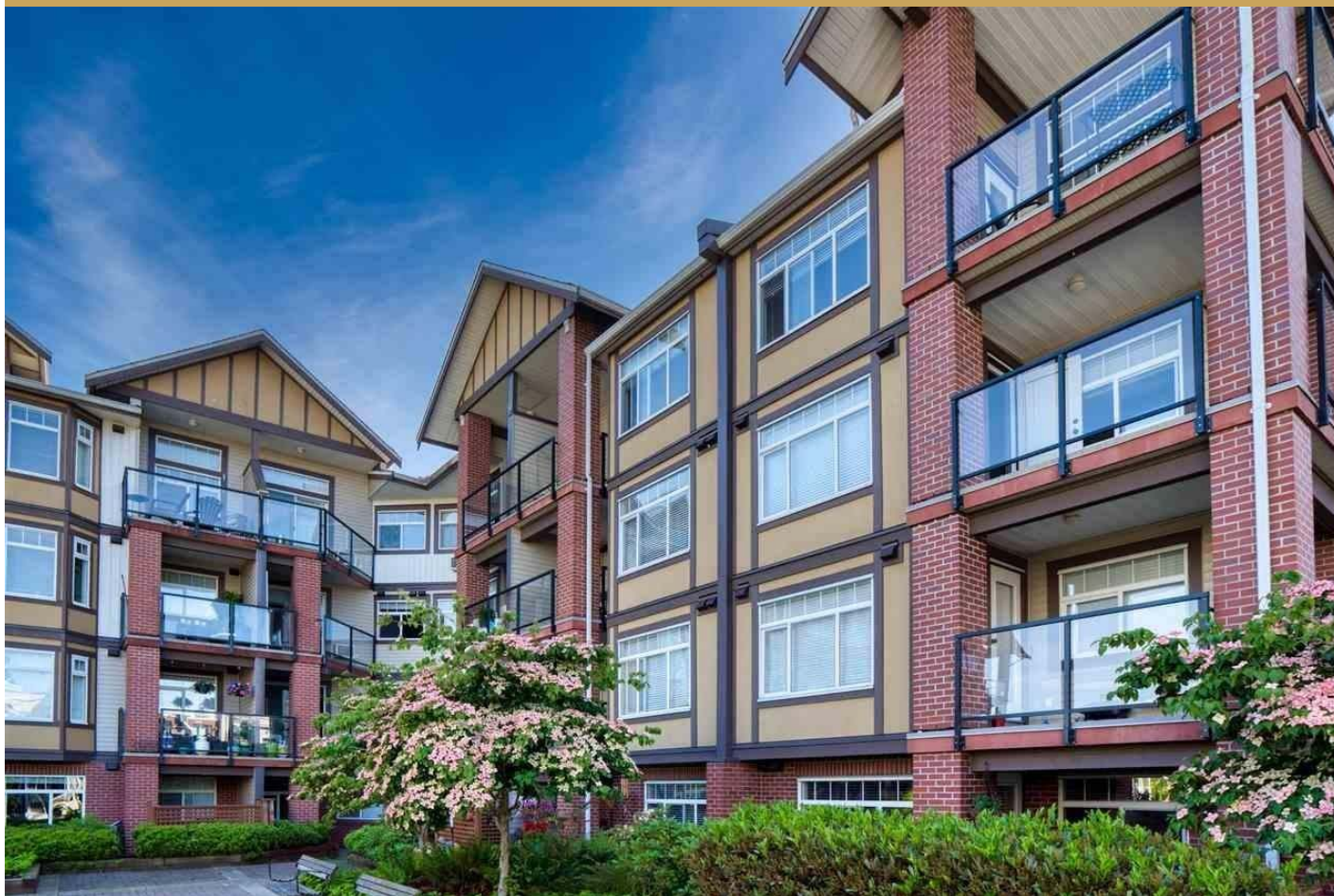
BUILDING BROCHURE

PADDINGTON STATION - 20170 FRASER BUILDING

20170 Fraser Hwy. · Langley, BC V3A 4E6 · Langley City



Scan to view online



5 FOR SALE
FROM \$399,900

13 SOLD · 12 MO
\$330,000–\$525,000



Unit Mix

1 Bedroom

26 units
470 – 730 sf
from \$330,000

2 Bedroom

59 units
614 – 1,075 sf
from \$385,000

For Sale in Paddington Station - 20170 Fraser Building & Complex

5 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$499,900	2 / 2	879 sf	\$569	323 5650 201A STREET
\$489,999	2 / 1	720 sf	\$681	117 5650 201A STREET
\$465,000	2 / 1	614 sf	\$757	271 20170 FRASER HIGHWAY
\$439,999	2 / 1	725 sf	\$607	215 5650 201A STREET
\$399,900	1 / 1	633 sf	\$632	441 5660 201A STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$499,900	2 / 2ba	882 sf	\$567	2026-07-22
\$485,000	2 / 2ba	868 sf	\$559	2026-07-13
\$525,000	2 / 2ba	923 sf	\$569	2026-05-07
\$433,000	2 / 1ba	751 sf	\$577	2026-05-01

Value & Financing

Price Positioning

\$649 /sq ft

Active listings here average **\$649/sf** vs **\$578/sf** across Langley City.

12% above area average

Mortgage Snapshot

\$1,915 /mo

Entry price (from) **\$399,900**

20% down payment **\$79,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2009	LEVELS 3	SUITES 36	CONSTRUCTION Frame - Wood
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN BCS3568	DEVELOPER Quadra Homes

Overview

Paddington Station - 20170 Fraser Highway, Langley, BC V3A 4E6, Strata Plan No. BCS3568, 3 levels, 36 units, built 2009 - located at the corner of Fraser Hwy and 201A Street in Downtown Langley. Paddington Station consists of 220 modern condos and townhomes with a distinct West

Coast flavor. Featuring unique architecture with bold brick elements as well as beautifully landscaped courtyards, Paddington Station was developed and designed by Quadra Homes and Points West Architecture, and constructed over 4 buildings at 5650 & 5660 201A Street, and 20170 & 20180 Fraser Highway. Inside, these elegant, brick-clad condos are filled with luxury features including electric fireplace with a luxury mantel, bevelled-edge wood laminate flooring in hallways and dining area, Nylon carpet with acoustic underlay, air conditioning in master bedrooms by Carrier, granite counters & ceramic tile in the kitchen and bathroom, Kohler faucets, solid wood shaker style cabinets, stainless steel appliance set, front loading washer and dryer, and spacious rear yards/balconies for entertaining. Residents also can enjoy the building amenities including exercise room, meeting rooms, underground parking with extra spaces, and state of the art Rain Screen technology. Paddington Station is managed by Rancho Management 604-684-4508. Rentals allowed, pets allowed.

Centrally located in the Downtown Langley, across the street is Price Smart Foods and Starbucks and you can walk to Holland Shopping Center, Valley Centre Strip Mall and Willowbrook Mall. Also close by are Winners, Save-On-Foods, Chapters and other big box retailers plus two schools that include Kwantlen Polytechnic University and Blacklock Fine Arts Elementary. The parks close to Paddington Station Condos include City Park, Hi-Knoll Park, Linwood Park, Douglas Park and Nicomekl Park. Buses along Fraser Highway provide transportation, and the real estate Langley development is within walking distance of the proposed rapid transit core.

Amenities & Features

- ✓ Club House
- ✓ Exercise Centre

Maintenance Fees Include

- ✓ Gardening
- ✓ Recreation Facility

Location



Les Twarog

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