

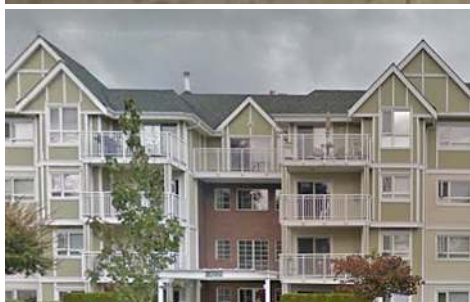
BUILDING BROCHURE

CATALINA GARDENS

20189 54th Ave. · Langley, BC V3A 3W2 · Langley City



Scan to view online



3 FOR SALE
FROM \$469,900

1 SOLD · 12 MO
\$540,000-\$540,000


12-MO SOLD TREND
-8.4

Unit Mix

2 Bedroom

21 units
950 – 1,155 sf
from \$450,000

3 Bedroom

1 unit
1,185 – 1,185 sf
from \$540,000

For Sale in Catalina Gardens & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$499,900	2 / 2	1097 sf	\$456	109 20189 54 AVENUE
\$499,900	2 / 2	991 sf	\$504	103 20189 54 AVENUE
\$469,900	2 / 2	950 sf	\$495	108 20189 54 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$540,000	3 / 2ba	1185 sf	\$456	2026-01-27
\$510,000	2 / 2ba	974 sf	\$524	2025-05-05
\$570,000	2 / 2ba	1118 sf	\$510	2024-06-26
\$537,000	2 / 2ba	991 sf	\$542	2024-06-24

Value & Financing

Price Positioning

\$485 /sq ft

Active listings here average \$485/sf vs \$580/sf across Langley City.

16% below area average

Mortgage Snapshot

\$2,250 /mo

Entry price (from) \$469,900

20% down payment \$93,980

Rate / amortization 5.24% · 25 yr

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

YEAR BUILT 1995	LEVELS 4	SUITES 40	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1709	MANAGEMENT Dwell Property Management

Overview

Catalina Gardens - 20189 54th Avenue, Langley, BC V3A 3W2, Canada. Strata Plan LMS1709. Crosroads 54th Avenue and 201 A Street located in Langley. This development is 4 storeys with 40 units. Completed 1994. Catalina Gardens is a fully rain screened (in 2008) building with new windows and full warranty. 2 pets allowed, no height/weight restriction. Maintenance fees includes garbage pickup, gardening, gas, hot water, management, recreation facility and snow removal.

Nearby Schools are H.D. Stafford Middle School, Langley Fundamental Middle and Secondary School, Global Montessori School - Daycare, Preschool and Elementary School, Operators Training School and Credo Christian High School. Supermarkets and Grocery Stores nearby are Safeway Supermarket, Buy-Low Foods, Natures Fare Markets - Langley and Michael's No Frills. Nearby parks include Hi-Knoll Park and Clover Ridge Park.

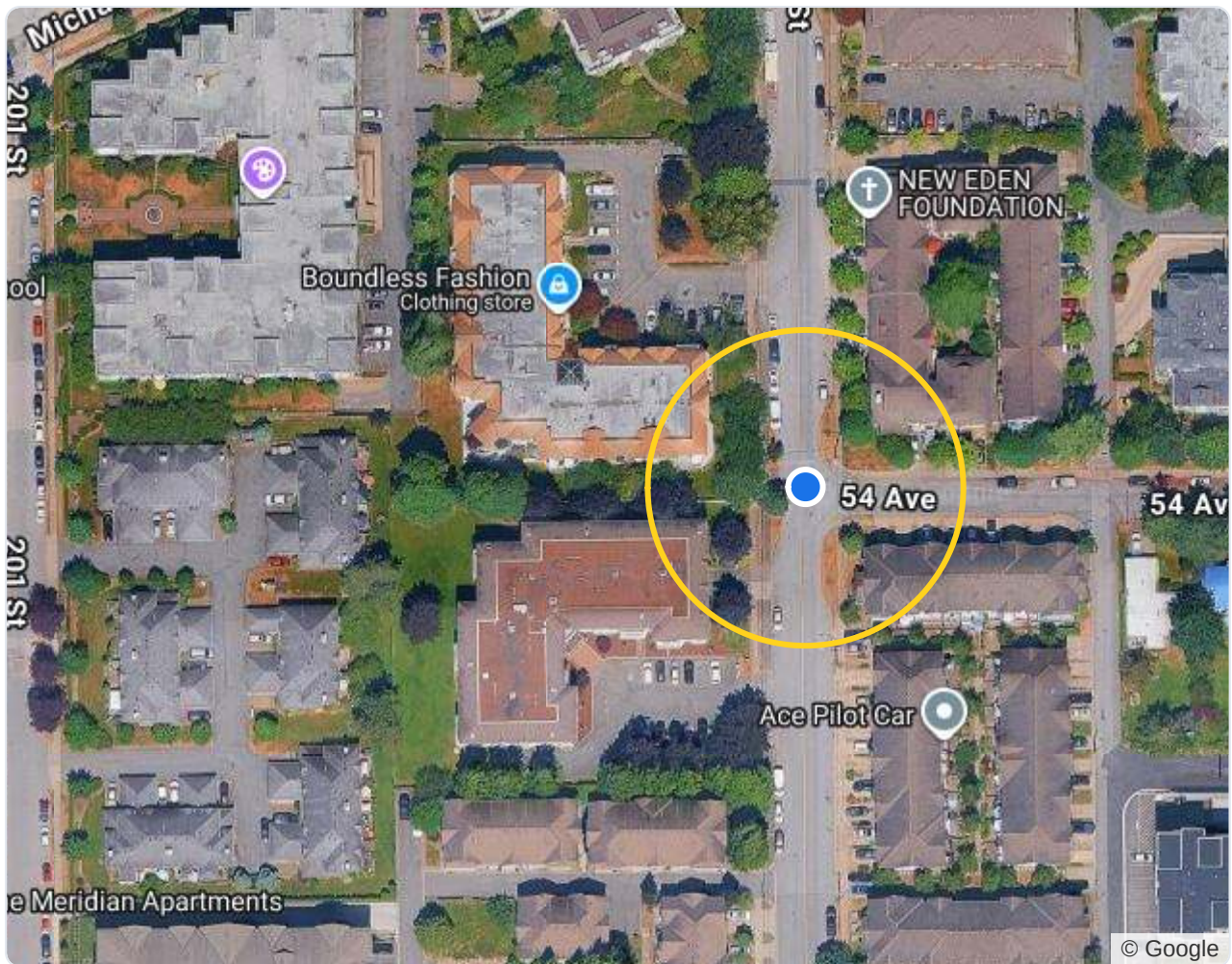
Amenities & Features

- | | |
|------------|--------------------|
| ✓ Elevator | ✓ In Suite Laundry |
|------------|--------------------|

Maintenance Fees Include

- | | |
|------------------|-----------------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Gas | ✓ Hot Water |
| ✓ Management | ✓ Recreation Facility |
| ✓ Snow Removal | |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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