

BUILDING BROCHURE

MICHAUD GARDENS – 20217 MICHAUD BUILDING

20217 Michaud Cres. · Langley, BC V3A 8L1 · Langley City



Scan to view online



1 FOR SALE
FROM \$395,000

5 SOLD · 12 MO
\$420,000–\$565,000

12-MO SOLD TREND
-13.7

Unit Mix

1 Bedroom

8 units
791 – 907 sf
from \$353,354

2 Bedroom

33 units
1,053 – 1,316 sf
from \$375,000

For Sale in Michaud Gardens - 20217 Michaud Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$395,000	1 / 1	813 sf	\$486	205 5568 201A STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$480,000	2 / 2ba	1063 sf	\$452	2026-04-27
\$495,000	2 / 2ba	1109 sf	\$446	2026-04-19
\$565,000	2 / 2ba	1056 sf	\$535	2026-01-24
\$480,000	2 / 2ba	1316 sf	\$365	2026-01-12

Value & Financing

Price Positioning

\$486 /sq ft

Active listings here average **\$486/sf** vs **\$578/sf** across Langley City.

16% below area average

Mortgage Snapshot

\$1,892 /mo

Entry price (from) **\$395,000**

20% down payment **\$79,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1994	LEVELS 3	SUITES 111	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1043	MANAGEMENT First Service Residential

Overview

Michaud Gardens 20217 Michaud Crescent, Langley, V3A 8L1 3 Levels, 110 Suites Built 1994, Construction: Frame - Wood, Units in Strata: 110, No Pets: 2, Dogs: YES, Cats: YES, Strata No: LMS01043. This desirable and problem-free building is ideally situated, close to amenities, shopping, and transit. Built with class and lovingly maintained, most condo units feature excellent layouts, and many have large decks with some mountain views. Easy walking distance to parks and schools, Michaud Gardens a 19+ community provides convenience and preferred living. Pet and rentals are allowed with restrictions. Maintenance fee includes gas, management, garbage pickup.

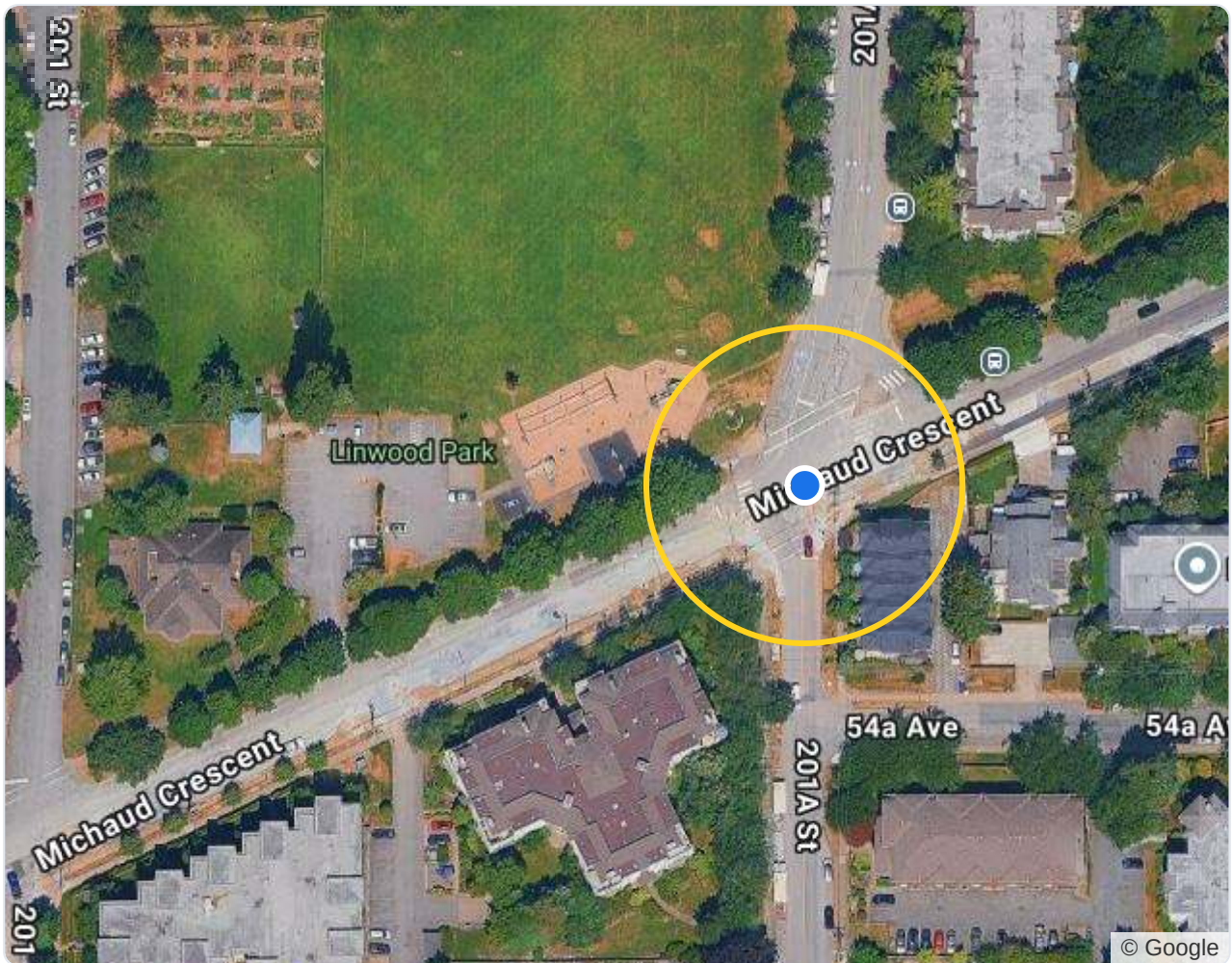
Amenities & Features

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

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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



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