

BUILDING BROCHURE

THE AVANTE

20237 54 · Langley, BC V3A 3W2 · Langley City



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1 FOR SALE
FROM \$579,000

4 SOLD · 12 MO
\$385,000–\$463,000

12-MO SOLD TREND
-20.9

Unit Mix

1 Bedroom 1 unit 784 – 784 sf from \$439,900	2 Bedroom 12 units 748 – 1,099 sf from \$385,000
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For Sale in The Avante & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$579,000	2 / 2	1013 sf	\$572	408 20237 54 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$463,000	2 / 2ba	1024 sf	\$452	2026-06-15
\$463,000	2 / 2ba	983 sf	\$471	2026-01-07
\$385,000	2 / 1ba	759 sf	\$507	2025-12-19
\$425,000	2 / 1ba	748 sf	\$568	2025-10-21

Value & Financing

Price Positioning \$572 /sq ft Active listings here average \$572/sf vs \$581/sf across Langley City. 2% below area average	Mortgage Snapshot \$2,773 /mo Entry price (from) \$579,000 20% down payment \$115,800 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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SUITES 24	CONSTRUCTION Frame	EXTERIOR Brick	TITLE TO LAND Freehold Strata
STRATA PLAN LMS3260		MANAGEMENT Nai Goddard & Smith	

Overview

The Avante - 20237 54 Avenue Langley, BC V3A 3W2, LMS03260 - Located in the heart of Langley City on 54 Avenue and 203 Street. This is a convenient location that is close to bus stops, Langley

Centre Walmart, schools at all levels including Kwantlen Polytechnic University, variety of restaurants, medical services, recreation, parks, Douglas Park Community Centre and more! Direct access to major transportation routes allows an easy commute to surrounding destinations. The Avante is a low-rise building with four levels and 30 luxury units built in 1998 and are professionally managed. Most homes feature bright open floor plans, oversized windows, insuite laundry, cozy fireplaces and private covered balconies. This is a well maintained building with quality construction details including a metal roof and brick exterior design. Building features include elevators, wheelchair access, storage lockers, bike storage, secured underground parking, visitor parking, a clubhouse and manicured gardens. This is comfortable condo living in a central neighbourhood in Langley - Live at The Avante!

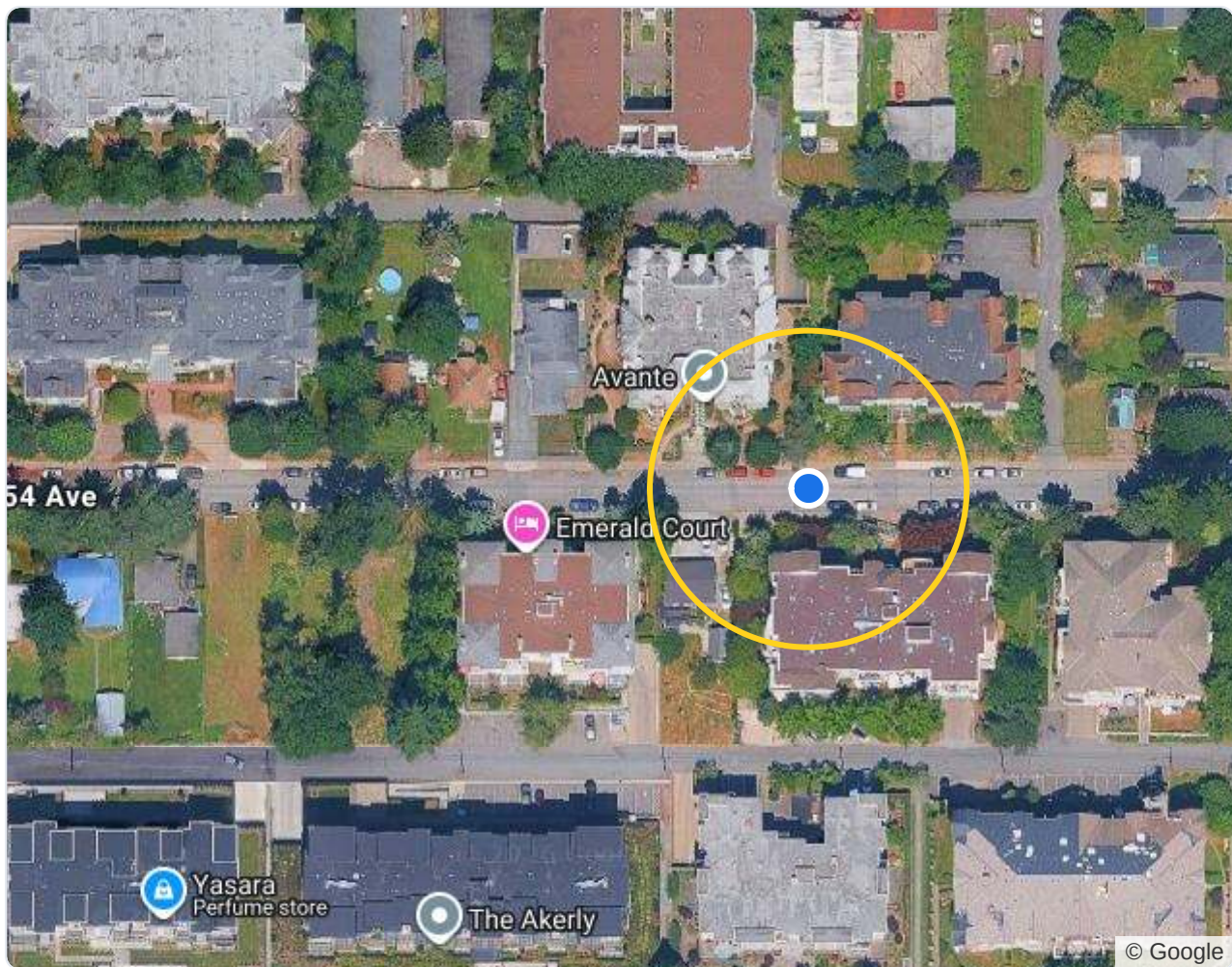
Amenities & Features

- ✓ Clubhouse
- ✓ Storage
- ✓ Elevator

Maintenance Fees Include

- ✓ Gas
- ✓ Management
- ✓ Hot Water

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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



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