

METRO 1 – 20245 53RD BUILDING

20245 53rd Ave. · Langley, BC V3A 3V2 · Langley City



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1 FOR SALE
FROM \$548,000

3 SOLD · 12 MO
\$370,000–\$495,000



Unit Mix

1 Bedroom

5 units
684 – 752 sf
from \$305,000

2 Bedroom

16 units
1,053 – 1,235 sf
from \$375,000

For Sale in Metro 1 - 20245 53rd Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$548,000	2 / 2	1068 sf	\$513	101 20245 53 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$490,000	2 / 2ba	1121 sf	\$437	2026-05-15
\$495,000	2 / 2ba	1067 sf	\$464	2025-11-17
\$370,000	1 / 1ba	752 sf	\$492	2025-10-27
\$515,000	2 / 2ba	1235 sf	\$417	2025-06-23

Value & Financing

Price Positioning

\$513 /sq ft

Active listings here average **\$513/sf** vs **\$591/sf** across Langley City.

13% below area average

Mortgage Snapshot

\$2,625 /mo

Entry price (from)	\$548,000
20% down payment	\$109,600
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 39	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1657	MANAGEMENT Peninsula Strata Management Ltd.

Overview

Metro One - 20245 53rd Avenue Langley, BC V3A 3V2, LMS1657 - Located in the heart of Langley City on 53rd Avenue and 203 Street. This is a convenient area that is close to bus stops, IGA, shopping, restaurants, coffee shops, Douglas Park Community Centre, Newlands Golf and Country Club, medical services, parks, recreational services and more! Direct access to major highways including Fraser Highway, allows an easy commute to surrounding destinations. Metro One is a low-rise building with four levels and 39 luxury suites built in 1995 that are professionally managed. Most homes feature bright and open floor plans, gas fireplaces, insuite laundry, walk-in closets,

skylights for top level units and private balconies. This is a well maintained building with recent updates completed in 2002 including rainscreen. Building features include elevators, an exercise centre, wheelchair access, a recreation centre, secured underground parking, manicured gardens and visitor parking. Metro One offers comfortable condo living in a desirable neighbourhood in Langley - Live here!

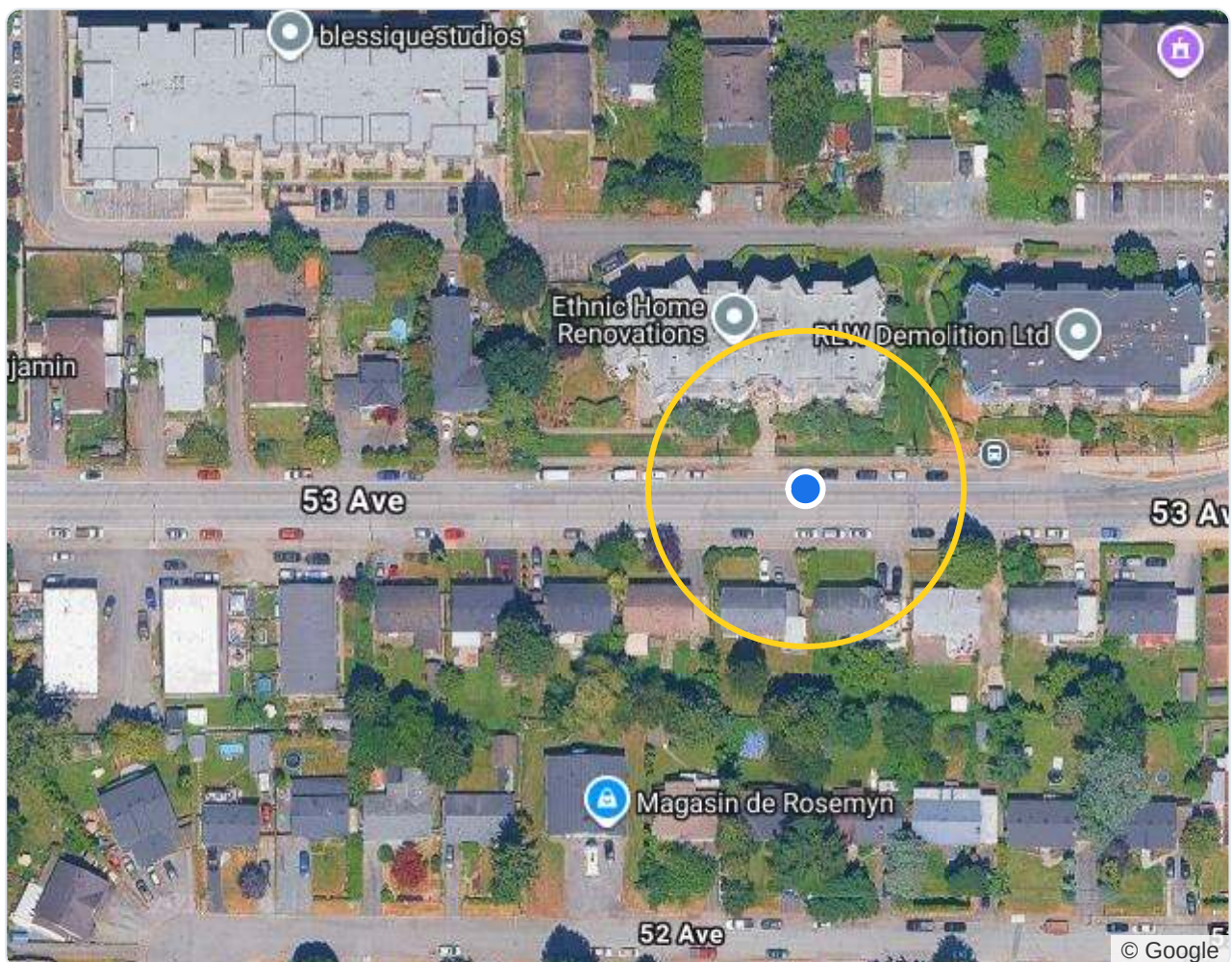
Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Gardening
- ✓ Gas
- ✓ Management

Location





Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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