

CITY GRANDE - 20259 MICHAUD BUILDING

20259 Michaud Cres. · Langley, BC V3A 8L1 · Langley City



4 FOR SALE
FROM \$370,000

1 SOLD · 12 MO
\$365,000-\$365,000



Unit Mix

1 Bedroom

11 units
619 – 805 sf
from \$287,500

2 Bedroom

21 units
958 – 1,254 sf
from \$355,000

For Sale in City Grande - 20259 Michaud Building & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$475,000	2 / 2	1044 sf	\$455	308 20239 MICHAUD CRESCENT
\$418,800	2 / 2	1042 sf	\$402	303 20239 MICHAUD CRESCENT
\$382,000	1 / 1	733 sf	\$521	105 20239 MICHAUD CRESCENT
\$370,000	1 / 1	706 sf	\$524	117 20259 MICHAUD CRESCENT

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$365,000	1 / 1ba	721 sf	\$506	2025-10-08
\$498,000	2 / 2ba	1254 sf	\$397	2025-08-26
\$425,000	1 / 1ba	718 sf	\$592	2025-04-26
\$515,000	2 / 2ba	1043 sf	\$494	2025-03-10

Value & Financing

Price Positioning

\$476 /sq ft

Active listings here average **\$476/sf** vs **\$584/sf** across Langley City.

18% below area average

Mortgage Snapshot

\$1,772 /mo

Entry price (from) **\$370,000**

20% down payment **\$74,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1998	LEVELS 4	SUITES 74	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS2725	

Overview

City Grande - 20259 Michaud Crescent Langley, BC V3A 8L1, LMS02725 - Located in the popular are of Langley City on Michaud Crescent and 203 Street. This is a convenient location that is close to transit, Willowbrook Shopping Centre, Costco, Cascade Casino, Douglas Park Community, Fraser Valley Public Library, schools at all levels, restaurants, recreation and more! Direct access

to major transportation routes allows an easy commute to surrounding destinations including Surrey, Downtown Vancouver and Abbotsford. City Grande is a four storey building that offers 74 lovely units built in 1998 that are professionally managed by Strataco 604-294-4141. Most homes feature spacious floor plans, high ceilings, insuite laundry, cozy fireplaces, extra storage, oversized windows and large balconies that are great for relaxing and BBQ's. This is a well maintained building that features wheelchair access, elevators, bike storage, an exercise centre, a common room with pool table, secured underground parking, storage lockers and visitor parking. These landscaped grounds have beautiful common areas including a centre courtyard with pathways and manicured gardens. City Grande is made up of two building which includes 20259 and 20239 Michaud Crescent. This is comfortable condo living in a quiet neighbourhood in Langley - Live at City Grande!

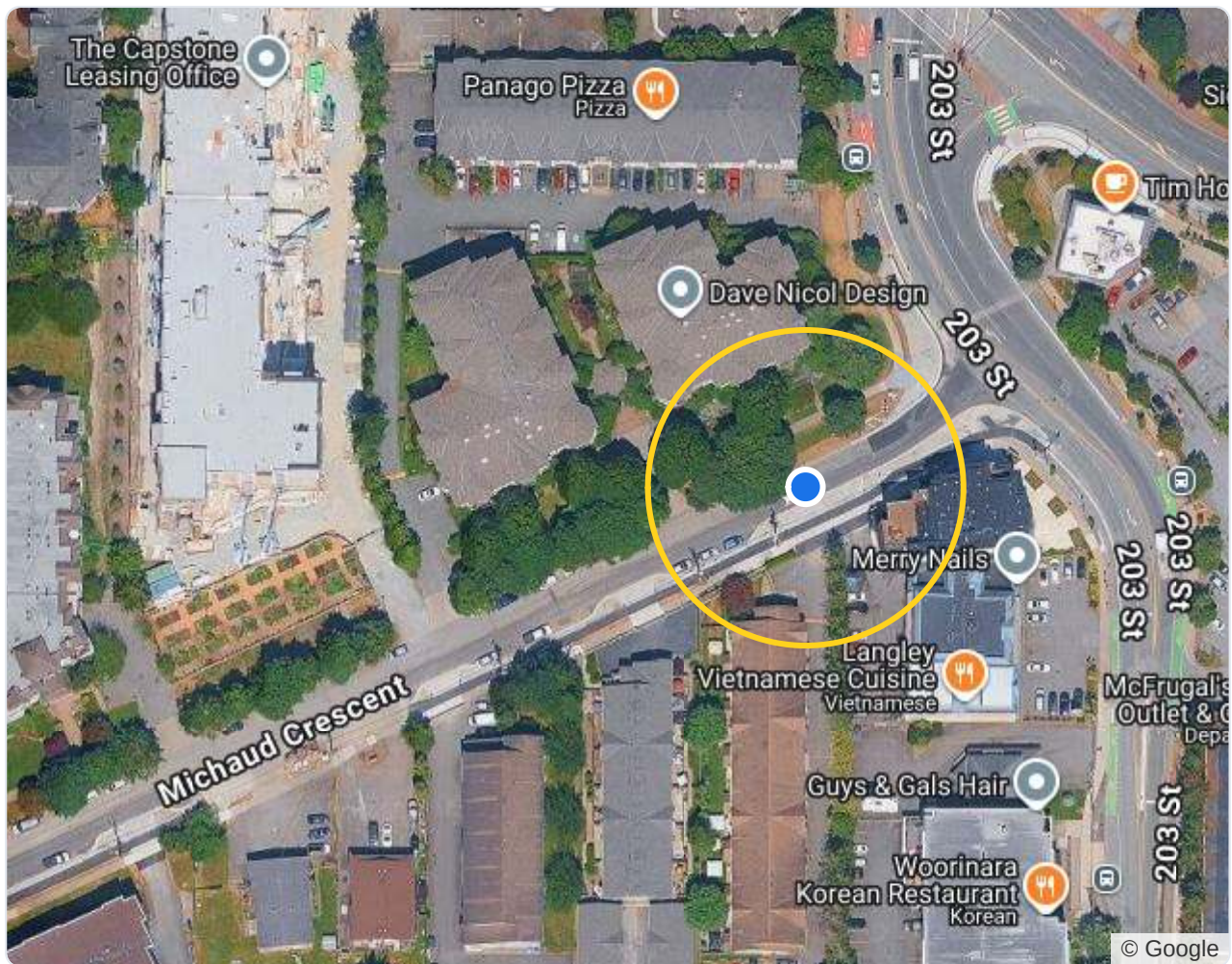
Amenities & Features

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

Maintenance Fees Include

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

Location



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RE/MAX Crest Realty · BC Condos & Homes Team

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