

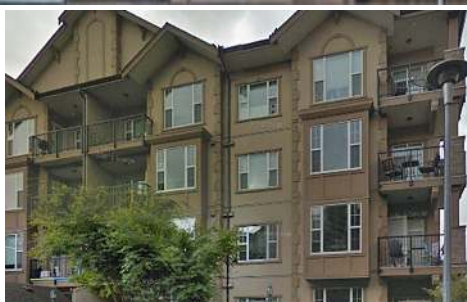
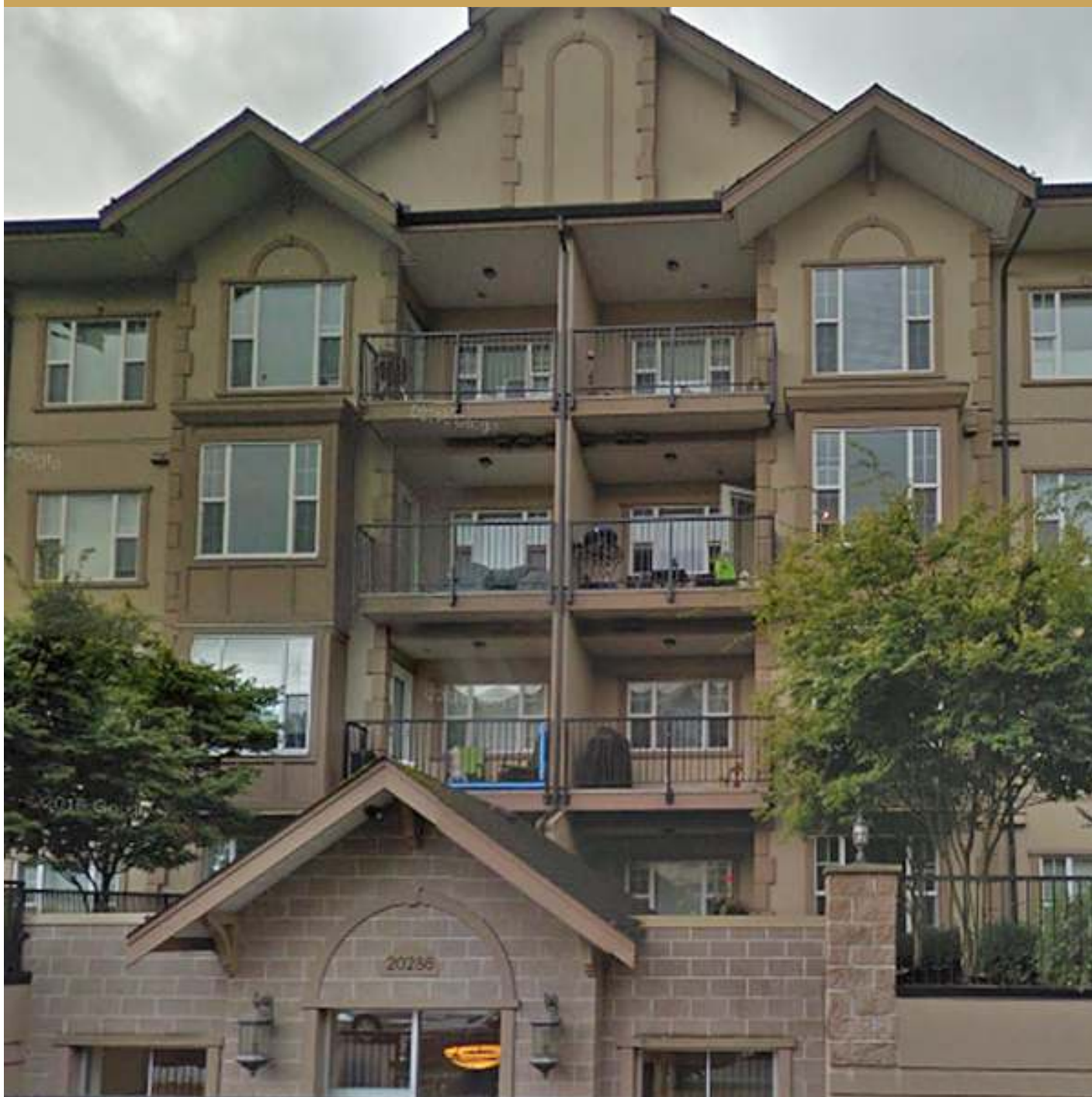
BUILDING BROCHURE

CASA VERONA

20286 53A Ave. · Langley, BC V3A 0A8 · Langley City



Scan to view online



3 FOR SALE
FROM \$585,000

12-MO SOLD TREND
32.9

Unit Mix

2 Bedroom

14 units
824 – 1,245 sf
from \$395,000

For Sale in Casa Verona & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$614,889	2 / 2	1206 sf	\$510	201 20286 53A AVENUE
\$599,000	2 / 2	1245 sf	\$481	407 20286 53A AVENUE
\$585,000	2 / 2	1206 sf	\$485	101 20286 53A AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$528,000	2 / 2ba	851 sf	\$620	2024-07-07
\$555,000	2 / 2ba	824 sf	\$674	2023-05-19
\$594,999	2 / 2ba	1230 sf	\$484	2023-03-02
\$550,000	2 / 2ba	889 sf	\$619	2022-04-12

Value & Financing

Price Positioning

\$492 /sq ft

Active listings here average \$492/sf vs \$586/sf
across Langley City.

16% below area average

Mortgage Snapshot

\$2,802 /mo

Entry price (from) **\$585,000**
20% down payment **\$117,000**
Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2008	LEVELS 4	SUITES 32	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN BCS3093	MANAGEMENT Nai Goddard & Smith

Overview

Casa Verona - 20286 53a Ave, Langley, BC V3A 3V5, Canada. Strata Plan BCS3093. Crossroads are 53 A Avenue, 203 Street located in Langley. This development is 4 storeys with 32 units. Completed 2008. Quality built with peace of mind features like balance of warranty, 40 year roof, energy saving double glazed low E windows, rainscreening, wheel chair access and security cameras. Maintenance fees includes garbage pickup, gardening, hot water and management.

The closest park is Hi-Knoll Park, Linwood Park, Douglas Park and Derek Doubleday Arboretum. Nearby schools include Accomplished Learning Centre, Nicomekl Elementary and Douglas Park Community. The closest grocery stores are No Frills, Oasis Outreach Society and C & H Market. Nearby coffee shops include 7-Eleven, Viva Verde Cafe and White Pearl Cafe. There are 50 restaurants within a 15 minute walk including Ban Chok Dee Thai Cuisine, Angelo's Pizza and Langley Vietnamese Cuisine.

Amenities & Features

- ✓ Elevator
- ✓ Storage
- ✓ In Suite Laundry
- ✓ Wheelchair Access

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Hot Water
- ✓ Gardening
- ✓ Management

Location



Les Twarog

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