

BUILDING BROCHURE

# PORTAGE ESTATES - 20350 53RD BUILDING

20350 53rd Ave. · Langley, BC V3A 5T9 · Langley City





**1** FOR SALE  
FROM \$499,900

**2** SOLD · 12 MO  
\$498,000–\$540,000



## Unit Mix

### 2 Bedroom

7 units  
1,006 – 1,245 sf  
**from \$347,500**

### 3 Bedroom

17 units  
1,172 – 1,525 sf  
**from \$415,000**

## For Sale in Portage Estates – 20350 53rd Building & Complex

1 currently active

| ASKING           | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS     |
|------------------|--------------|---------|-------|--------------------|
| <b>\$499,900</b> | 3 / 2        | 1194 sf | \$419 | 77 20350 53 AVENUE |

## Recently Sold in this Building

| SOLD PRICE       | BEDS    | SIZE    | \$/SF | DATE       |
|------------------|---------|---------|-------|------------|
| <b>\$540,000</b> | 3 / 2ba | 1188 sf | \$455 | 2026-05-07 |
| <b>\$498,000</b> | 2 / 2ba | 1039 sf | \$479 | 2026-02-15 |
| <b>\$577,000</b> | 3 / 2ba | 1190 sf | \$485 | 2025-07-14 |
| <b>\$550,000</b> | 3 / 2ba | 1180 sf | \$466 | 2025-05-19 |

## Value & Financing

### Price Positioning

**\$419** /sq ft

Active listings here average **\$419/sf** vs **\$588/sf** across Langley City.

**29% below area average**

### Mortgage Snapshot

**\$2,394** /mo

Entry price (from) **\$499,900**

20% down payment **\$99,980**

Rate / amortization **5.24% · 25 yr**

|                           |                                         |                              |                                              |
|---------------------------|-----------------------------------------|------------------------------|----------------------------------------------|
| YEAR BUILT<br><b>1974</b> | LEVELS<br><b>0</b>                      | SUITES<br><b>85</b>          | CONSTRUCTION<br><b>Frame - Wood</b>          |
| EXTERIOR<br><b>Vinyl</b>  | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>NWS266</b> | MANAGEMENT<br><b>Premier Strata Services</b> |

## Overview

Portage Estates - 20350 53rd Avenue, Langley, BC V3A 5T9, Strata Plan No. NWS266, 2 level, 18 townhouse development, 81 units in strata, built 1975 - located at the corner of 204th Street and 53rd Avenue in Langley City. The Portage Estates complex has 81 units with 63 units on 5181, 5191, 5201, 5211, 5231, 5241, 5251, 5261 and 5271 204th Street, and 18 units on 20350, 20370 and 20390 53rd Avenue. These family oriented townhouses have many great features including Picture windows living rooms, bright white kitchens with eating area and sliders to decks, plenty of cabinet space and lots of cupboards, 5x6 storage rooms, and large fenced patios. Also, the Portage Estates complex has been updated in 2007 included moldings, baseboards, front doors, new roof, and new vinyl siding. Residents also have an outdoor pool for summer fun, a great playground, and a lush greenspace courtyard to enjoy.

Awesome location! From major transit routes like Fraser Highway, Glover Road and the Langley Bypass to bus transportation and from tonnes of shopping at Langley Mall, Valley Centre Strip Mall, Willowbrook Shopping Centre and big box retailers, the Portage Estates townhouses are ideally situated for families. Community amenities such as the Langley City Hall & Library, swimming pools, recreational facilities, the Douglas Recreation Centre, Langley Chamber of Commerce, Cascade Casino and top ranked schools are also nearby. Best of all, the entire townhouses community is surrounded by green spaces at City Park, Hi-Knoll Park, Linwood Park, Douglas Park and Nicomekl Park.

## Amenities & Features

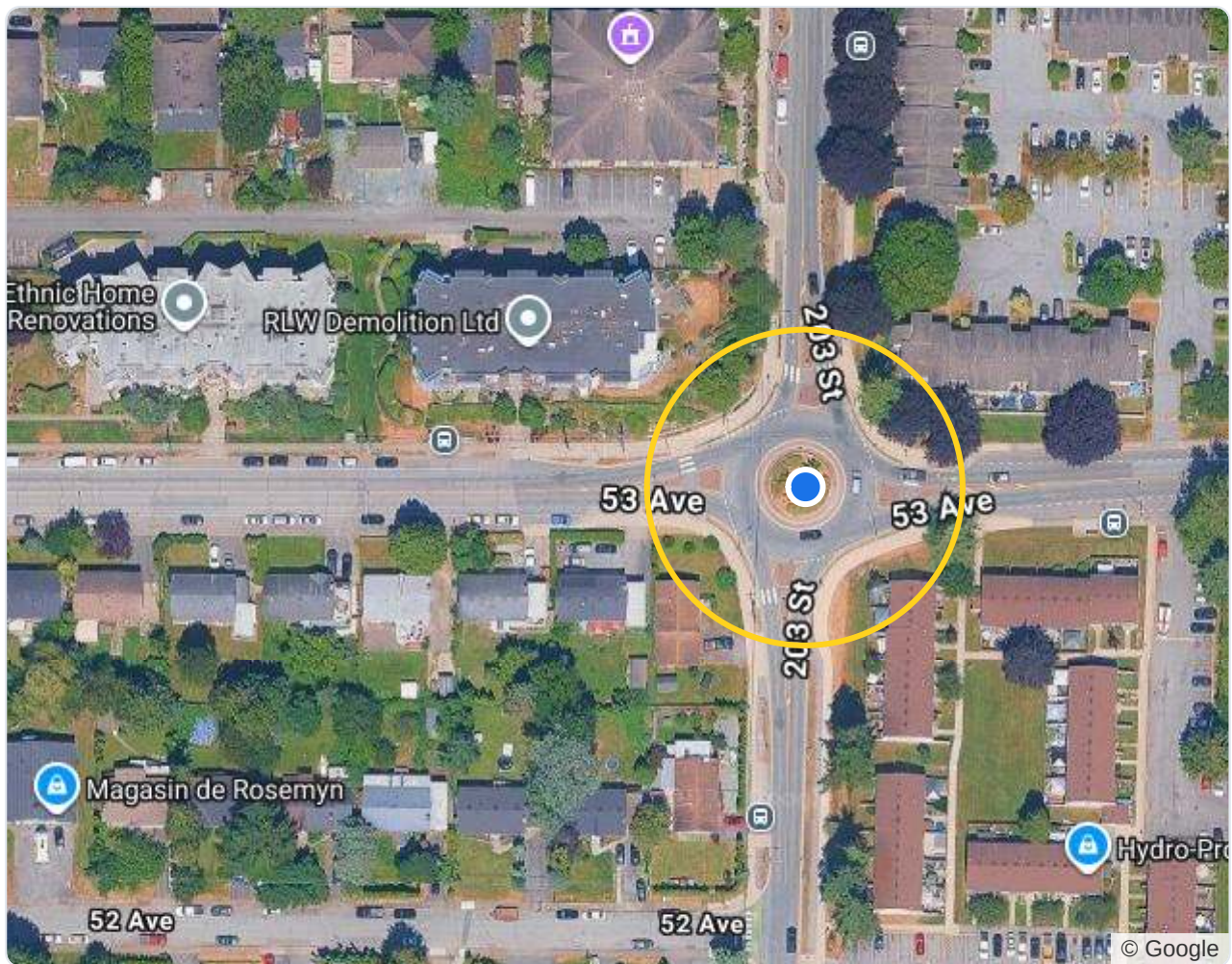
✓ Pool; Outdoor

## Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Recreation Facility
- ✓ Garbage Pickup
- ✓ Management



## Location



**Les Twarog**

RE/MAX Crest Realty · BC Condos & Homes Team

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