

BUILDING BROCHURE

CHELSEA GREEN - 20391 96TH BUILDING

20391 96th Ave. · Langley, BC V1M 0A7 · Walnut Grove



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4 FOR SALE
FROM \$659,900

8 SOLD · 12 MO
\$565,000–\$762,000



Unit Mix

1 Bedroom

3 units
777 – 790 sf
from \$351,000

2 Bedroom

76 units
1,139 – 1,952 sf
from \$469,000

4 Bedroom

5 units
2,958 – 3,063 sf
from \$821,000

For Sale in Chelsea Green - 20391 96th Building & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$989,000	4 / 3	3003 sf	\$329	196 20391 96 AVENUE
\$709,900	2 / 2	1743 sf	\$407	280 20391 96 AVENUE
\$669,900	2 / 2	1780 sf	\$376	180 20391 96 AVENUE
\$659,900	2 / 2	1897 sf	\$348	258 20391 96 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$640,000	2 / 2ba	1226 sf	\$522	2026-05-18
\$695,000	2 / 2ba	1536 sf	\$452	2026-04-16
\$600,000	2 / 2ba	1235 sf	\$486	2026-02-22
\$565,000	2 / 2ba	1272 sf	\$444	2026-01-19

Value & Financing

Price Positioning

\$365 /sq ft

Active listings here average **\$365/sf** vs **\$605/sf** across Walnut Grove.

40% below area average

Mortgage Snapshot

\$3,160 /mo

Entry price (from) **\$659,900**

20% down payment **\$131,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1993	LEVELS 2	SUITES 224	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS509	MANAGEMENT Hugh & Mckinnon Realty Ltd.

Overview

Chelsea Green - 20391 96th Avenue, Langley, BC V1M 0A7, Canada. Strata Plan LMS509. Chelsea Green is located on 96th Avenue and 204th Street in a convenient neighbourhood of Langley. Completed 1993, Chelsea Green offers 224 homes that are well maintained and

professionally managed by Hugh & McKinnon: 604-531-1909. This is a prime location just minutes away from The Old Spaghetti Factory, Colossus Langley Cinema, The Keg Steakhouse & Bar, and Overwaitea Food Group. Transit and major routes are close by and within walking distance. Features Chelsea Green include an exercise centre, a guest suite, an outdoor pool, a hot tub, a recreation centre, and a workshop. Restrictions of Chelsea Green include a 19+ age restriction, two pets allowed with restrictions, and no rentals allowed.

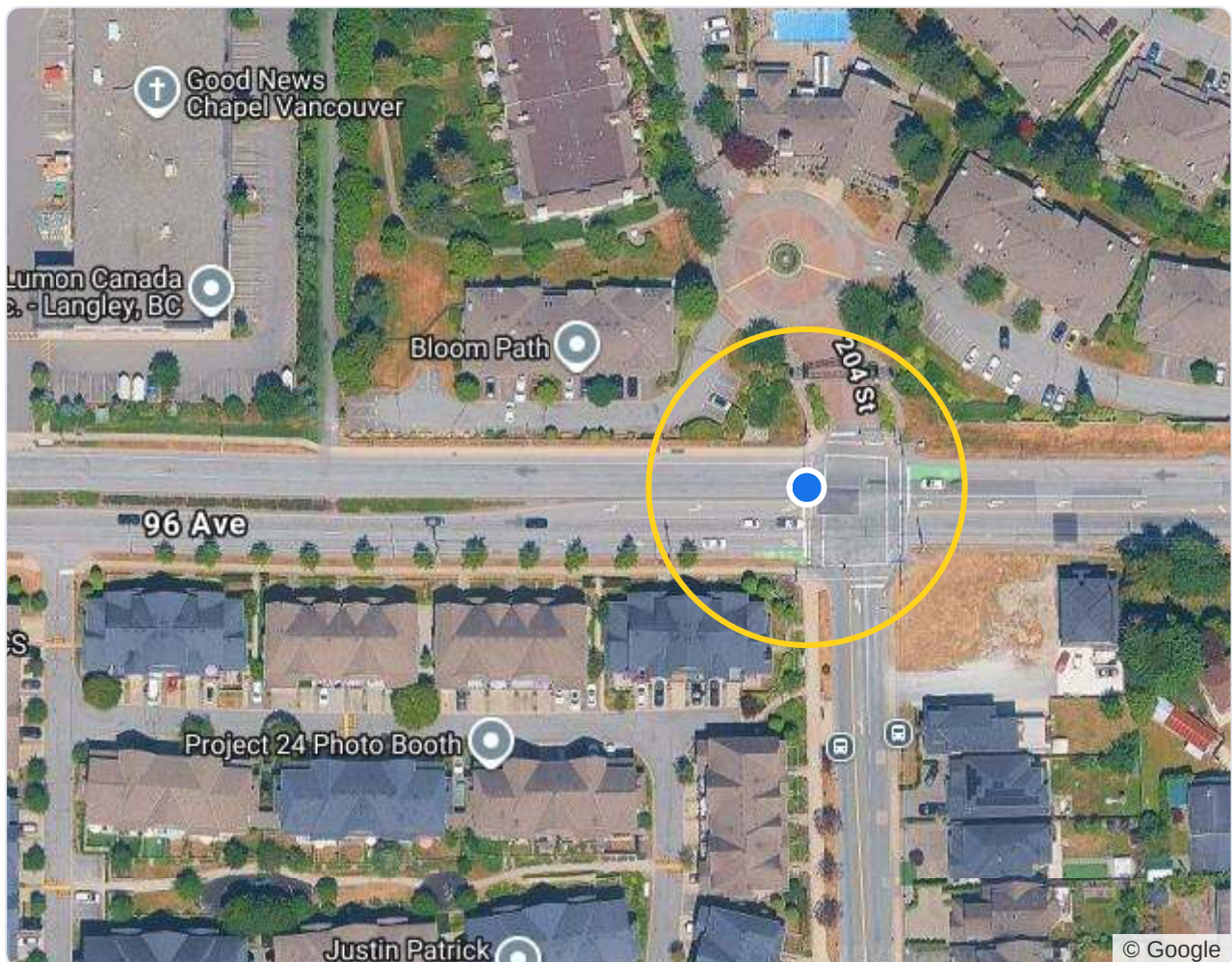
Amenities & Features

- ✓ Club House
- ✓ Guest Suite
- ✓ Swirlpool/hot Tub
- ✓ Exercise Centre
- ✓ Pool; Outdoor
- ✓ Workshop Detached

Maintenance Fees Include

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

Location





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RE/MAX Crest Realty · BC Condos & Homes Team

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



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