

BUILDING BROCHURE

COUNTRYSIDE ESTATES

20453 53 Ave. · Langley, BC V3A 7A6 · Langley City



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4 FOR SALE
FROM \$489,900

3 SOLD · 12 MO
\$465,000–\$548,000



Unit Mix

2 Bedroom

44 units
1,114 – 1,350 sf
from \$330,000

3 Bedroom

1 unit
1,282 – 1,282 sf
from \$422,500

For Sale in Countryside Estates & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$599,880	2 / 2	1266 sf	\$474	409 20443 53 AVENUE
\$519,900	2 / 2	1227 sf	\$424	104 20433 53 AVENUE
\$499,900	2 / 2	1266 sf	\$395	202 20433 53 AVENUE
\$489,900	2 / 2	1264 sf	\$388	206 20433 53 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$548,000	2 / 2ba	1233 sf	\$444	2026-02-23
\$525,000	2 / 2ba	1236 sf	\$425	2026-01-12
\$465,000	2 / 2ba	1278 sf	\$364	2026-01-08
\$495,000	2 / 2ba	1161 sf	\$426	2025-07-20

Value & Financing

Price Positioning

\$420 /sq ft

Active listings here average \$420/sf vs \$588/sf across Langley City.

29% below area average

Mortgage Snapshot

\$2,346 /mo

Entry price (from) \$489,900

20% down payment \$97,980

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 130	CONSTRUCTION Frame
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1236	MANAGEMENT Alliance Real Estate Group Inc

Overview

Countryside Estates - 20453 53rd Avenue, Langley, BC V3A 7A6, Strata Plan No. LMS1236, 4 levels, 43 units in developments, 130 units in strata, built 1995 - located at the corner of 204th Street and 53rd Avenue in Langley City. Countryside Estates is comprised of three buildings located at 20433, 20443, and 20453 53rd Avenue in Langley City. These Countryside Estates condos offer open floor plans for maximum enjoyment and convenience, high efficient gas fireplace, oversized windows, large laundry room with plenty of storage, spacious master bedrooms & bathrooms, spacious balconies and great views of the Mountain Baker from most floors, secure underground parking spots and storage lockers. In addition, the amenities of Countryside Estates provide a fully equipped GYM, community/games room, workshop, courtyard gardens, and freshly painted hallways. Central situated in Langley City, Countryside Estates is only steps away from everything including parks, schools, public transit, town center and shopping. Countryside Estates has good strata and is well maintained by Baywest Management 604-591-6060. Caretaker, Gardening, Garbage Pickup, Gas, Hot Water, Management & Recreation Facility included in strata fee. Rentals not allowed, 2 pets allowed (dogs & cats OK).

Amenities & Features

- ✓ In Suite Laundry
- ✓ Storage

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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