

BUILDING BROCHURE

RIVERS EDGE - 20454 53RD BUILDING

20454 53rd Ave. · Langley, BC V3A 7S1 · Langley City



1 SOLD · 12 MO
\$355,000–\$355,000

12-MO SOLD TREND
-27.9

Unit Mix

1 Bedroom

8 units
652 – 673 sf
from \$265,250

2 Bedroom

18 units
790 – 911 sf
from \$285,000

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$355,000	2 / 1ba	835 sf	\$425	2026-04-02
\$445,000	2 / 1ba	834 sf	\$534	2025-05-11
\$460,000	2 / 1ba	814 sf	\$565	2025-02-23
\$380,000	1 / 1ba	658 sf	\$578	2024-08-02

YEAR BUILT 1983	LEVELS 3	SUITES 47	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN NWS1815	MANAGEMENT Dwell Property Management

Overview

Rivers Edge - 20454 53rd Avenue, Langley, BC V3A 7S1, Strata Plan No. NWS1815, 3 levels, 47 units, built 1983 - located at the corner of 53rd Avenue and 204th Street in Langley City neighborhood. Rivers Edge offers privacy and security as it is a gated community with beautiful views of Mount Baker, Nicomekl River and the greenbelt. Watch the deer go by in peace and serenity! This building had a major fire in 2002 and was completely rebuilt in 2003 including latest rainscreen technology and indoor sprinkler systems. The Rivers Edge condos feature cozy fireplaces, bay windows in living rooms, large kitchens with plenty of cabinet space and lots of cupboards, large balconies, roof top decks and shared laundry on 3rd floor, and gated underground parking with bike storages. Centrally located in the heart of Langley City, Rivers Edge complex is close to walking trails and park and walking distance to all types of shopping, recreation, seniors centre, library, transit, all levels of schooling and so much more. Rivers Edge is managed by Teamwork Property Management 604-854-1734. Rentals allowed, cats allowed, no dogs or reptiles allowed.

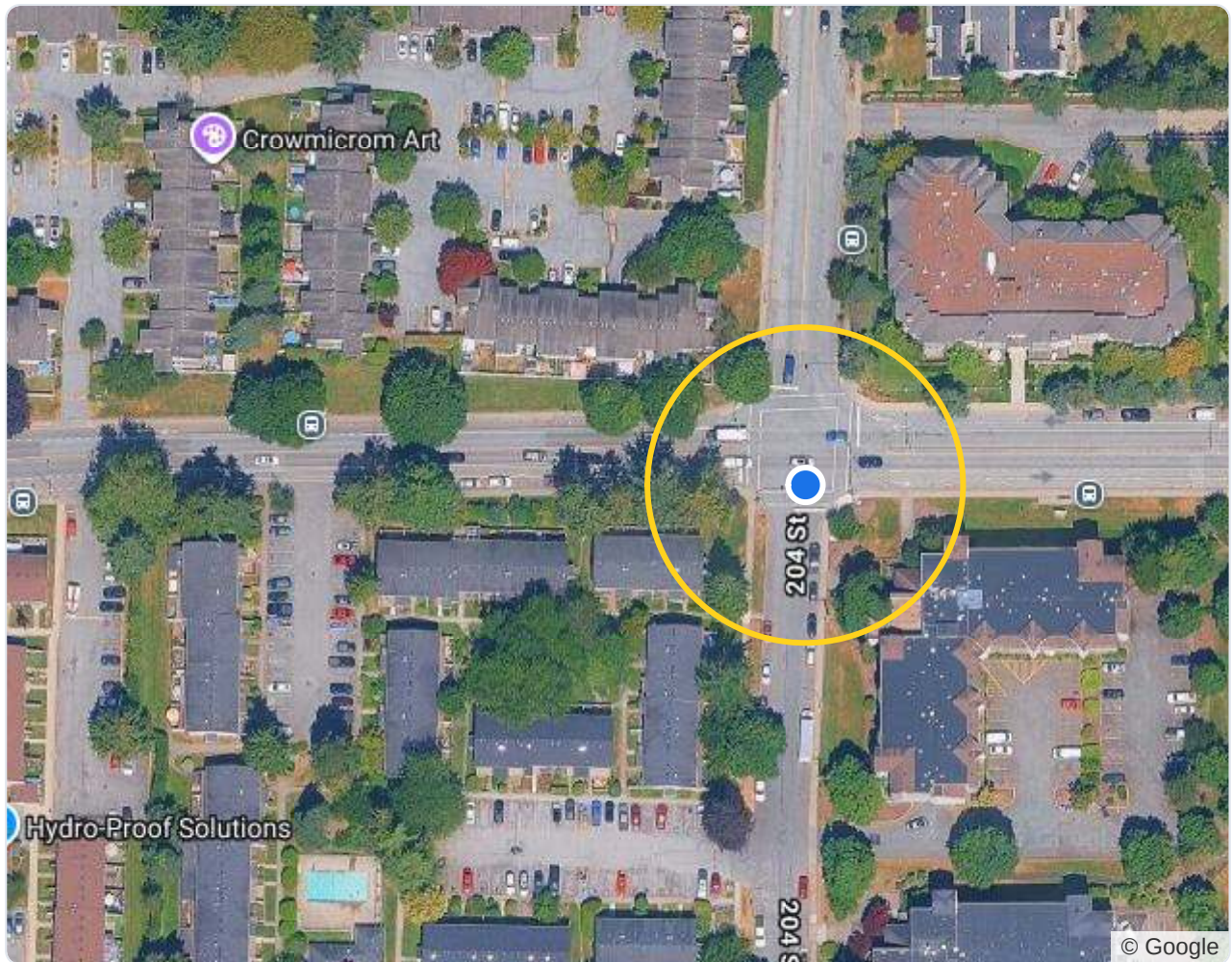
Amenities & Features

- ✓ Elevator
- ✓ Shared Laundry

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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