

LANGLEY CITY

20460 54th Ave. · Langley, BC V3A 6N6 · Langley City



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1 FOR SALE
FROM \$270,000

4 SOLD · 12 MO
\$278,000–\$313,500



Unit Mix

1 Bedroom

11 units
740 – 1,035 sf
from \$232,850

2 Bedroom

7 units
1,035 – 1,252 sf
from \$278,500

For Sale in Langley City & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$270,000	1 / 1	740 sf	\$365	306 20460 54 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$278,000	1 / 1ba	1035 sf	\$269	2026-04-23
\$313,500	2 / 2ba	1176 sf	\$267	2026-04-08
\$307,000	2 / 1ba	1066 sf	\$288	2025-10-08
\$278,500	2 / 1ba	1042 sf	\$267	2025-09-14

Value & Financing

Price Positioning

\$365 /sq ft

Active listings here average **\$365/sf** vs **\$578/sf** across Langley City.

37% below area average

Mortgage Snapshot

\$1,293 /mo

Entry price (from)	\$270,000
20% down payment	\$54,000
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1978	LEVELS 3	SUITES 41	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN NWS936	

Overview

Wheatcroft Manor - 20460 54th Avenue, Langley, BC V3A 8A3, Strata Plan No. NWS936, 3 levels, 41 units, built 1978 - located at 54th Avenue and 204th Street in Downtown Langley. This quiet, well-run complex has many features: huge windows for a bright and cheerful environment, laminate floor throughout, galley kitchens opening onto large combined a dining and living room area, large master bedrooms accommodating any bedroom suite with great walk-in closets, 30 ft X 4ft balconies, storage lockers, shared laundry, and secure underground parking. In addition, the Wheatcroft Manor condos have been replaced the new roof, new baseboards, doors, paint, and new dishwashers in 2010. This sturdy construction is self managed with great maintenance history.

Located at the heart of the Langley City, Wheatcroft Manor is a short walk away from IGA Marketplace, public transit, libraries and Langley Seniors' Centre. Also central to additional shopping, major grocery stores, restaurants, Fraser Hwy, Langley Bypass and just 40 minutes away from downtown Vancouver. Best of all, you will find the entire building is surrounded by walking trails, green spaces and Douglas Park that are as free flowing and open as the expansive homes at Wheatcroft Manor. Parking spots allotted by strata; Pets Not Allowed, Rentals Not Allowed Age: 55+

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Amenities & Features

- ✓ Elevator
- ✓ Shared Laundry
- ✓ Wheelchair Access

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Heat
- ✓ Hot Water

Location





Les Twarog

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