

BUILDING BROCHURE

AMBERLEIGH - 20560 66 BUILDING

20560 66 Ave. · Langley, BC V2Y 2Y8 · Willoughby Heights





1 FOR SALE
FROM \$679,900

8 SOLD · 12 MO
\$650,000–\$755,000



Unit Mix

2 Bedroom

27 units
1,110 – 1,443 sf
from \$525,000

3 Bedroom

15 units
1,148 – 1,457 sf
from \$534,000

For Sale in Amberleigh - 20560 66 Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$679,900	2 / 2	1230 sf	\$553	61 20560 66 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$717,000	3 / 2ba	1373 sf	\$522	2026-05-10
\$730,000	3 / 2ba	1396 sf	\$523	2026-02-02
\$660,000	2 / 2ba	1174 sf	\$562	2026-01-21
\$650,000	2 / 2ba	1144 sf	\$568	2026-01-08

Value & Financing

Price Positioning

\$553 /sq ft

Active listings here average **\$553/sf** vs **\$619/sf** across Willoughby Heights.

11% below area average

Mortgage Snapshot

\$3,256 /mo

Entry price (from)	\$679,900
20% down payment	\$135,980
Rate / amortization	5.24% · 25 yr

YEAR BUILT 2003	LEVELS 3	SUITES 85	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN BCS382	MANAGEMENT Alliance Real Estate Group Inc

Overview

Amberleigh - 20560 66 Ave, Langley, BC V2Y 3E4, BCS35. Located on 66 Avenue and Anderson Road in a convenient neighbourhood of Willoughby Heights. Amberleigh built in 2003, offers 85 homes that are well maintained and professionally managed by Awm Alliance:604-685-3227. This is a prime location just minutes away from Costco, Spa Utopia & Salons, Willowbrook Shopping Centre, Moxie's Classic Grill, Sammy J Peppers Grill & Bar, Fitness Town, Vanilla Room, Boston Pizza Langley, Fraser Valley Regional Library, Cascades Casino and Langley Memorial Hospital. Transit and major routes are close by and within walking distance. Features of Amberleigh include a club house, exercise centre, in-suite laundry, outdoor pool, recreation centre and hot tub. Maintenance Fees at Amberleigh include caretaker, garbage pickup, gardening, management, and recreation facility. Restrictions of Amberleigh include two pets and rentals with restrictions.

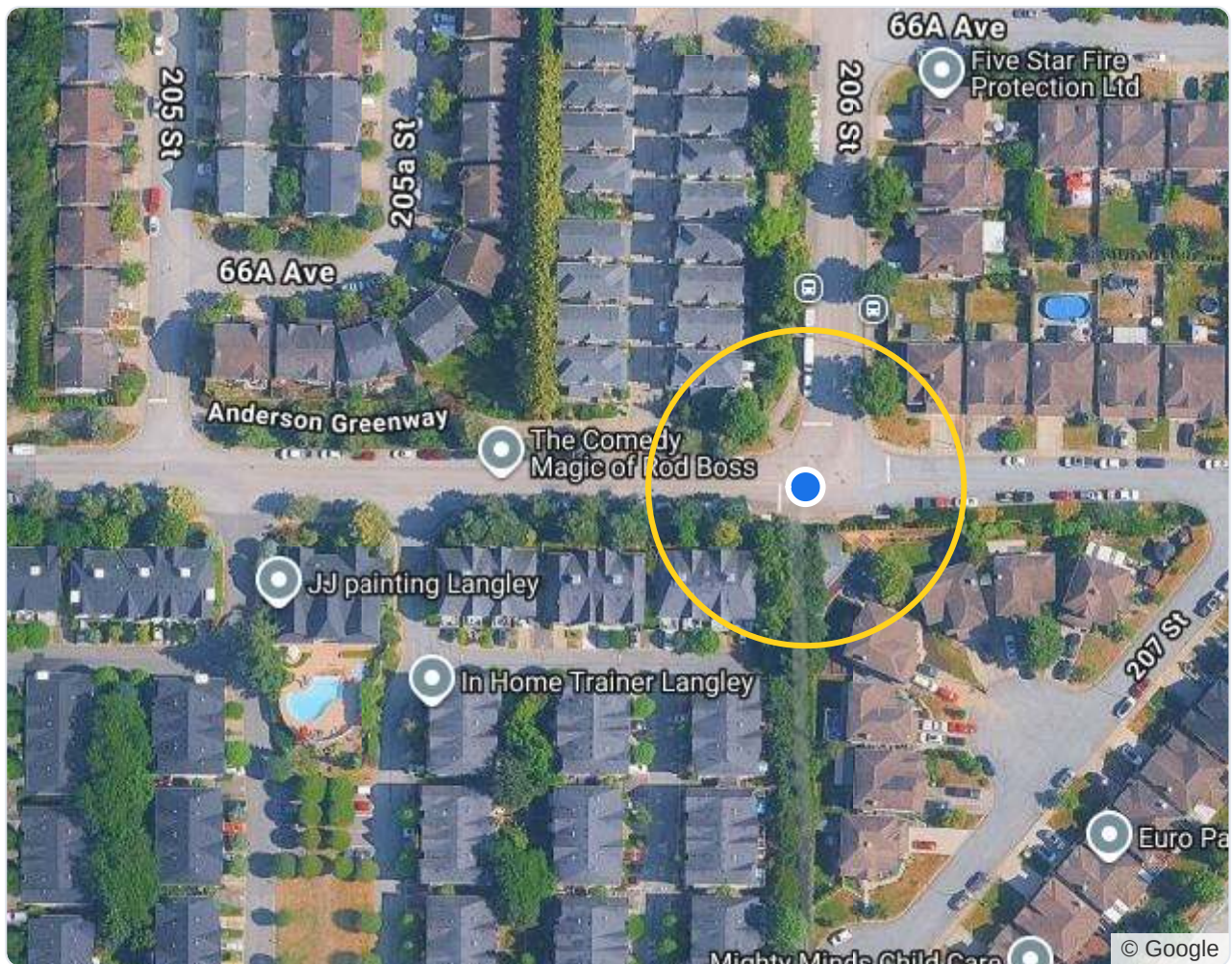
Amenities & Features

- ✓ Club House
- ✓ Exercise Centre
- ✓ Playground
- ✓ Pool; Outdoor
- ✓ Swirlpool/hot Tub

Maintenance Fees Include

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

Location



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RE/MAX Crest Realty · BC Condos & Homes Team

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scan or call