

BUILDING BROCHURE

RIVER GLEN

20600 53A Ave. · Langley, BC V3A 8C2 · Langley City



Scan to view online



2 FOR SALE
FROM \$475,000

1 SOLD · 12 MO
\$570,000–\$570,000



Unit Mix

2 Bedroom

26 units
1,200 – 1,560 sf
from \$314,500

For Sale in River Glen & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$529,000	2 / 2	1550 sf	\$341	118 20600 53A AVENUE
\$475,000	2 / 2	1225 sf	\$388	205 20600 53A AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$570,000	2 / 2ba	1386 sf	\$411	2026-06-03
\$499,000	2 / 2ba	1272 sf	\$392	2025-07-29
\$487,000	2 / 2ba	1291 sf	\$377	2025-03-11
\$499,000	2 / 2ba	1250 sf	\$399	2025-02-09

Value & Financing

Price Positioning

\$365 /sq ft

Active listings here average \$365/sf vs \$595/sf across Langley City.

39% below area average

Mortgage Snapshot

\$2,275 /mo

Entry price (from) \$475,000

20% down payment \$95,000

Rate / amortization 5.24% · 25 yr

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

YEAR BUILT
1991

LEVELS
3

SUITES
54

CONSTRUCTION
Frame - Wood

EXTERIOR
Stucco

TITLE TO LAND
Freehold Strata

STRATA PLAN
NWS3327

MANAGEMENT
**Teamwork
Property
Management Ltd**

Overview

River Glen - 20600 53A Avenue, Langley, BC V3A 2E6, Canada. Strata Plan NWS3327. Crossroads are 53A Avenue and 205 Street located in Langley. This development is 3 storeys with 54 condo units. Completed 1990. RIVERGLEN is The tasteful age 45+ complex overlooks the Nicomekl River and features in-suite laundry, a swirlpool/hot tub, an exercise centre, pool table, guest suite, even an attached workshop. Maintenance fees includes electricity, garbage pickup, gardening, gas, heat, hot water, management and recreation facility. This quiet building is well-run and ideal for active retirees.

Nearby Schools are H.D. Stafford Middle School, Langley Fundamental Middle and Secondary School, Global Montessori School - Daycare, Preschool & Elementary School. Safeway Supermarket, Buy-Low Foods, Michael's No Frills.

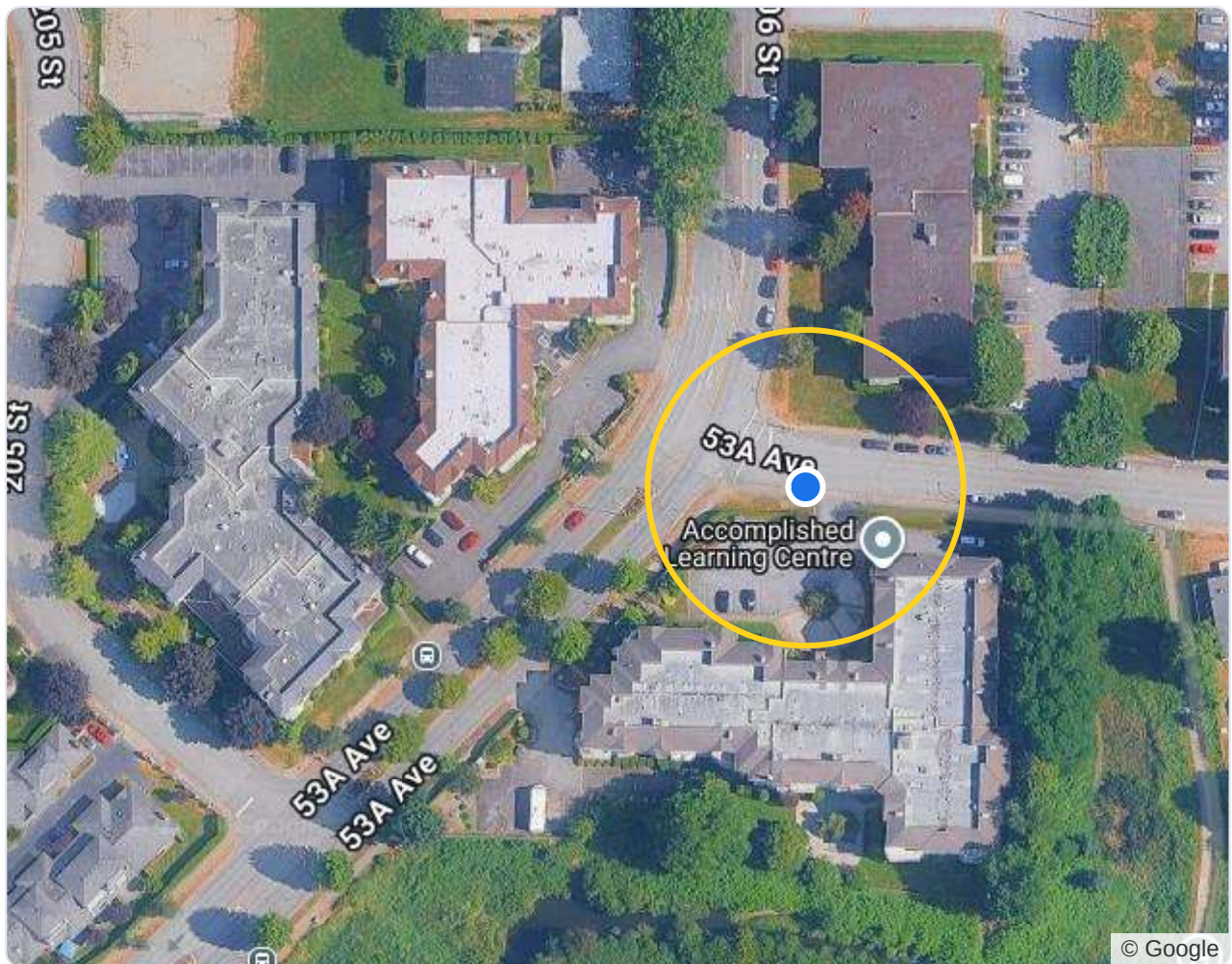
Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Storage
- ✓ Guest Suite
- ✓ Recreation Center

Maintenance Fees Include

- ✓ Electricity
- ✓ Gardening
- ✓ Heat
- ✓ Management
- ✓ Garbage Pickup
- ✓ Gas
- ✓ Hot Water
- ✓ Recreation Facility

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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