

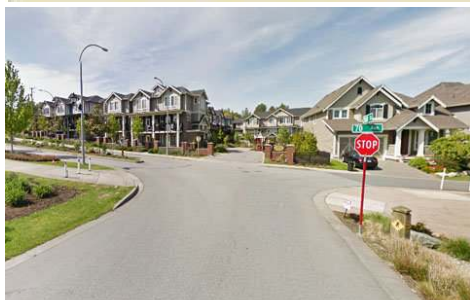
BUILDING BROCHURE

RADIUS - MILNER HEIGHTS

20831 70th Ave. · Langley, BC V2Y 0H1 · Willoughby Heights



Scan to view online



1 FOR SALE
FROM \$799,900

4 SOLD · 12 MO
\$780,000–\$875,000



Unit Mix

3 Bedroom

18 units
1,601 – 2,055 sf
from \$599,000

4 Bedroom

4 units
1,952 – 2,061 sf
from \$875,000

For Sale in Radius - Milner Heights & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$799,900	3 / 3	1636 sf	\$489	15 20831 70 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$793,000	3 / 3ba	1602 sf	\$495	2026-04-03
\$875,000	4 / 4ba	1952 sf	\$448	2025-12-22
\$780,000	3 / 3ba	1612 sf	\$484	2025-11-29
\$810,000	3 / 3ba	1601 sf	\$506	2025-11-12

Value & Financing

Price Positioning

\$489 /sq ft

Active listings here average **\$489/sf** vs **\$675/sf** across Willoughby Heights.

28% below area average

Mortgage Snapshot

\$3,831 /mo

Entry price (from) **\$799,900**

20% down payment **\$159,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT
2011

LEVELS
3

SUITES
70

CONSTRUCTION
Frame - Wood

EXTERIOR Frame Wood	TITLE TO LAND Freehold	STRATA PLAN BCS3909	DEVELOPER Vesta Properties
ARCHITECT Barnett Dembek Architects		MANAGEMENT Gateway Property Management	

Overview

Radius Milner Heights - 20831 70th Avenue, Langley, BC V2Y 0H1, Strata Plan No. BCS3909, 3 levels, 70 townhouses, built 2011 - located at 70th Avenue and 208th Street in Langley. Developed by Vesta Properties, with the architect by Barnet Dembek, Milner Heights is an award winning master planned community which is designed with Georgian Colonial-inspired architecture, a variety of home styles, built in walking trails, a childrens playground and leading environmental features. Milner Heights community offers various housing types: Single families in Season, 111 Manor homes and Freehold Rowhome in Prelude, and 70 Townhomes in Radius.

Radius is classic English style 3-bedroom townhouses ranging from 1636-1970 sq. ft. featuring beautiful exterior facades of warm red brick, green building materials, and private fenced backyards with spacious patios. The interior finishes are amazing with open floor plans, 9' ceilings, large windows, laminate hardwood flooring, carpeting upstairs, cozy gas fireplaces, roughed-in central vacuum system, full basements and 2 car garage or single attached garage and a tandem second carpark. Kitchens have a granite-topped center islands and countertops, full tiled backsplash, hardwood cabinetry with modern hardware, laminate hardwood flooring, plus kitchen appliances in black finish. Bathrooms also have laminate countertops, durable vinyl flooring, luxury wall tiles, low flush toilets and tub/shower combos.

Nestled in a dazzling natural setting, your home at Radius Milner Heights is within an easy 10 minutes drive to Langley's best amenities and great shopping at Willowbrook Shopping Center & Langley Center. Trinity Western University, Langley Secondary, transit and Highway 1 to Vancouver all make the move to Milner Heights a smart one. But this home is also a little bit country, with Langley City Park, Willoughby Park, farms and wineries, seasonal farmers markets and major recreational areas also minutes away.

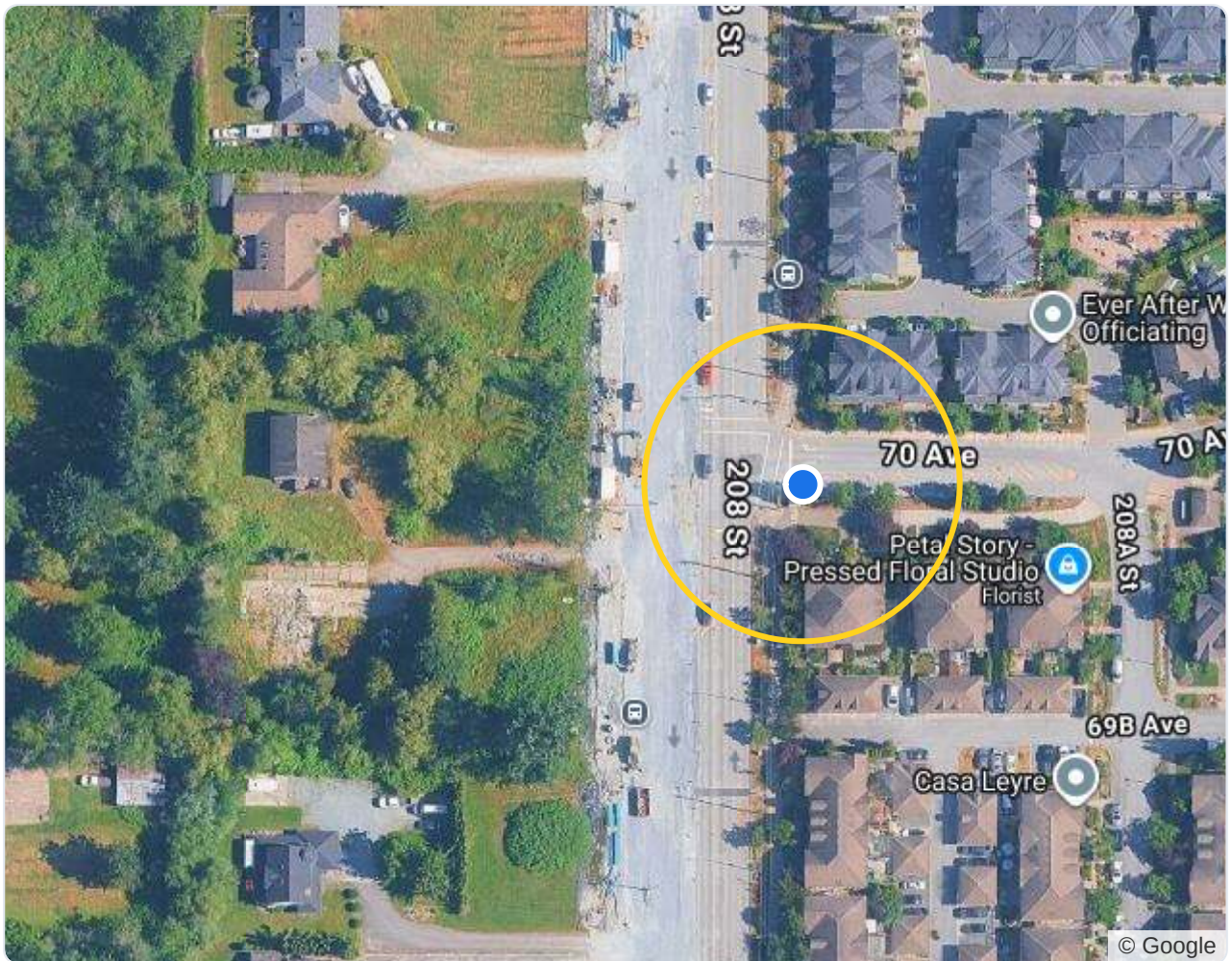
Amenities & Features

- ✓ Garden
- ✓ In Suite Laundry
- ✓ Playground

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management

Location



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RE/MAX Crest Realty · BC Condos & Homes Team

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