

BUILDING BROCHURE

RIVERWALK - 20976 56TH BUILDING

20976 56th Ave. · Langley, BC V3A 7Z2 · Langley City



Scan to view online





1 FOR SALE
FROM \$439,000

2 SOLD · 12 MO
\$500,000–\$550,000



Unit Mix

2 Bedroom
20 units
974 – 1,148 sf
from \$384,900

For Sale in Riverwalk – 20976 56th Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$439,000	2 / 2	1016 sf	\$432	101 20976 56 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$500,000	2 / 2ba	1064 sf	\$470	2026-04-30
\$550,000	2 / 2ba	1148 sf	\$479	2025-10-08
\$508,000	2 / 2ba	1090 sf	\$466	2025-07-21
\$530,000	2 / 2ba	1027 sf	\$516	2025-04-18

Value & Financing

Price Positioning

\$432 /sq ft

Active listings here average **\$432/sf** vs **\$592/sf** across Langley City.

27% below area average

Mortgage Snapshot

\$2,102 /mo

Entry price (from) **\$439,000**

20% down payment **\$87,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1992	LEVELS 3	SUITES 43	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS312	MANAGEMENT Houghton Holding Ltd.

Overview

Riverwalk - 20976 56 Avenue Langley, BC V3A 7Z2 - Located on the corner of 56 Avenue and the Langley Bypass in the heart of Langley City. Riverwalk is a low-rise building that offers 43 beautiful homes over three levels that were built in 1992 and are professionally managed. This complex is conveniently near bus stops, restaurants, Willowbrook Shopping Centre, Safeway, recreation, medical clinics, Kwantlen, Elementary, Langley Secondary, parks, Fraser Valley Regional Library, Langley Centre and much more! Direct access to major transportation routes including the Trans-Canada Highway and Fraser Highway, allows an easy commute to surrounding destinations. Most homes feature spacious living areas, gas fireplaces, in-suite laundry, plenty of windows to brighten your home and covered balconies or patios for most units overlooking a courtyard or views of a park-like setting. This is a well maintained building with recent updates including rainscreen technology, new roof, balconies, railings elevator and more! Riverwalk offers wheelchair access, ample visitor parking, secured underground parking, storage lockers, bike storage and an exercise centre. This is a prime location that offers condo living at its best!

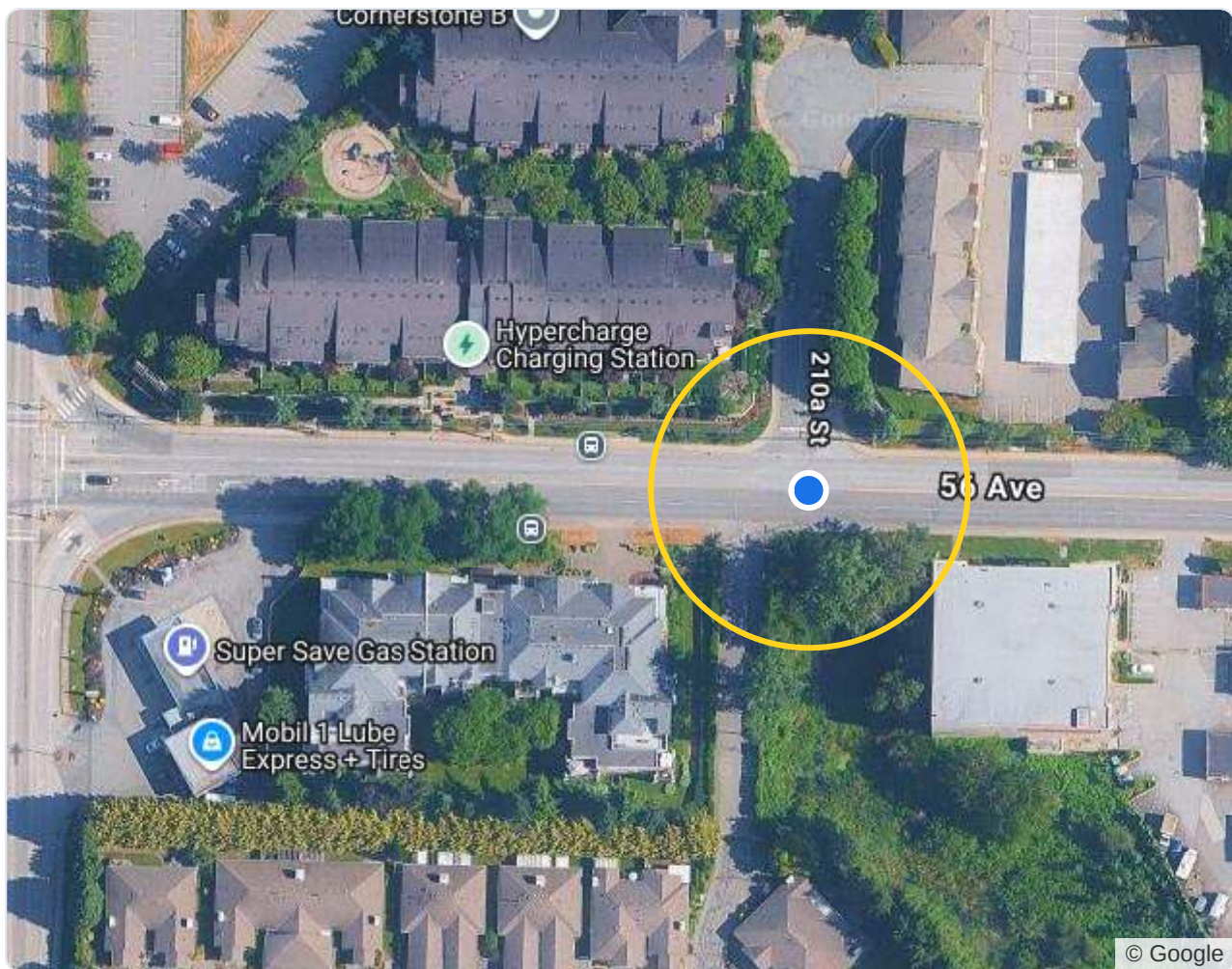
Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Storage

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

604 671 7000 · les@6717000.com · bccondos.net



Book a Viewing
scan or call