

BUILDING BROCHURE

BLACKBERRY LANE - 2135 55A BUILDING

2135 55A Ave. · Langley, BC V3A 8L6 · Langley City



Scan to view online



1 FOR SALE
FROM \$419,900

1 SOLD · 12 MO
\$430,000-\$430,000



Unit Mix

1 Bedroom

10 units

820 – 871 sf

from \$333,000

2 Bedroom

6 units

1,030 – 1,388 sf

from \$409,000

For Sale in Blackberry Lane - 2135 55a Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$419,900	1 / 1	842 sf	\$499	204 20125 55A AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$430,000	1 / 1ba	841 sf	\$511	2025-11-25
\$669,000	2 / 2ba	1388 sf	\$482	2023-06-23
\$471,000	1 / 1ba	858 sf	\$549	2023-05-17
\$490,000	1 / 1ba	871 sf	\$563	2023-04-07

Value & Financing

Price Positioning

\$499 /sq ft

Active listings here average **\$499/sf** vs **\$582/sf** across Langley City.

14% below area average

Mortgage Snapshot

\$2,011 /mo

Entry price (from) **\$419,900**

20% down payment **\$83,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1994	LEVELS 3	SUITES 42	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1257	MANAGEMENT Nai Goddard & Smith

Overview

Blackberry Lane - 21135 55A Ave, Langley, V3A 8L6 3 levels, 42 Suites, Built 1994, Construction: Frame - Wood, Units in Strata: 42, No Pets: 2, Dogs: YES, Cats: YES, Strata No: LMS1257. Well maintained bldg with full rainscreen protection + warranty. NEW ROOF in 2006 with a 10 year warranty. Linwood Park across the street, transportation, shopping and more are steps away!

Amenities include secure parking, storage and social room. Common area includes full envelope reno, windows, railing, siding, roof and warranties.

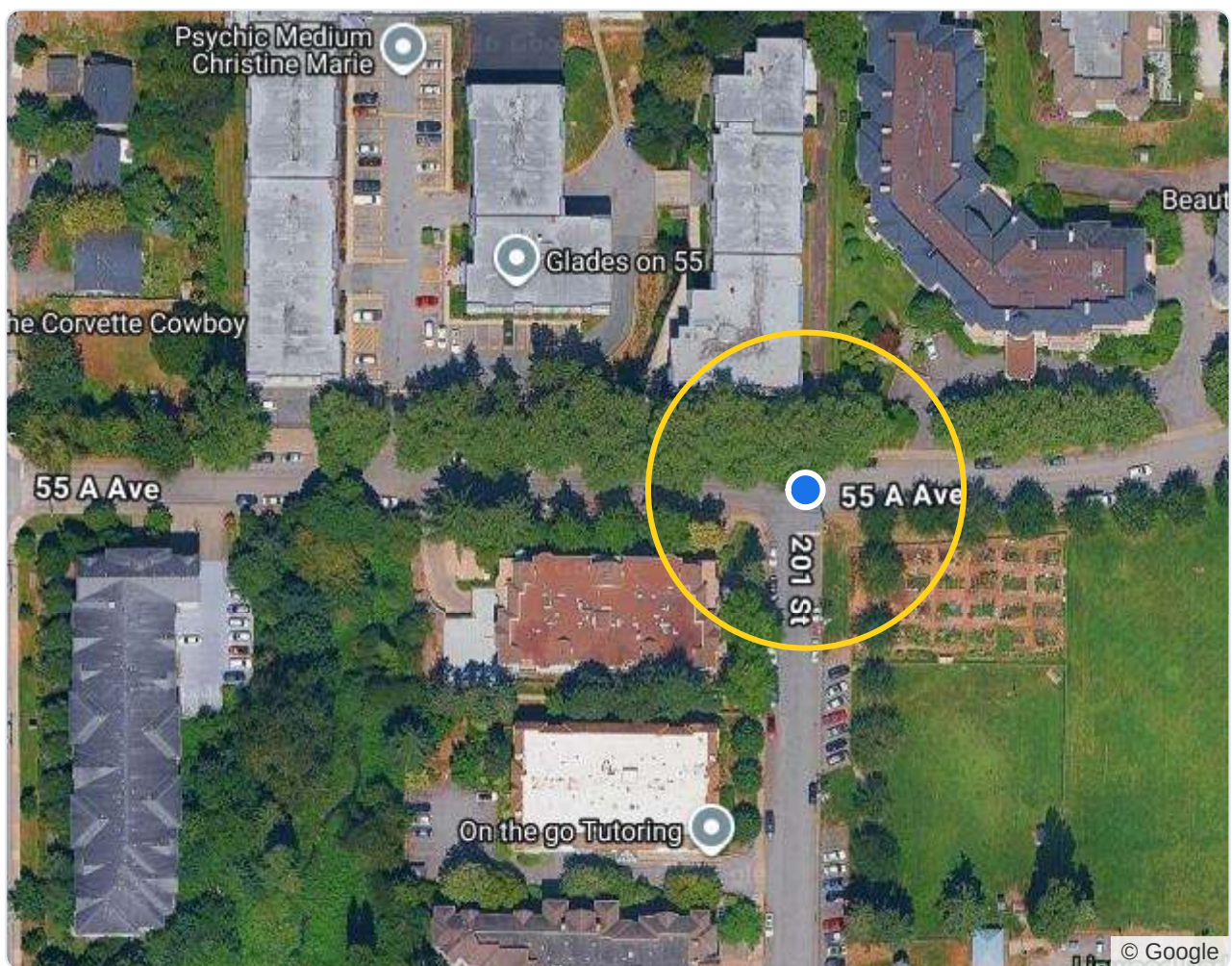
Amenities & Features

- ✓ Club House
- ✓ In Suite Laundry
- ✓ Elevator
- ✓ Storage

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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