

BUILDING BROCHURE

MURRAY GREEN - 22022 49TH BUILDING

22022 49th Ave. · Langley, BC V3A 3R9 · Murrayville





3 FOR SALE
FROM \$599,900

5 SOLD · 12 MO
\$371,000–\$661,000



Unit Mix

1 Bedroom

5 units
714 – 808 sf
from \$371,000

2 Bedroom

61 units
711 – 1,280 sf
from \$320,000

3 Bedroom

1 unit
1,090 – 1,090 sf
from \$444,000

For Sale in Murray Green - 22022 49th Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$669,900	2 / 2	1277 sf	\$525	406 22022 49 AVENUE
\$629,000	2 / 2	1114 sf	\$565	316 22022 49 AVENUE
\$599,900	2 / 2	1234 sf	\$486	229 22020 49 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$371,000	1 / 1ba	714 sf	\$520	2026-04-22
\$661,000	2 / 2ba	1234 sf	\$536	2026-04-21
\$495,000	2 / 1ba	769 sf	\$644	2026-02-07
\$485,000	2 / 1ba	752 sf	\$645	2025-10-27

Value & Financing

Price Positioning

\$525 /sq ft

Mortgage Snapshot

\$2,873 /mo

Active listings here average **\$525/sf** vs **\$699/sf** across Murrayville.

25% below area average

Entry price (from) **\$599,900**
20% down payment **\$119,980**
Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1997	LEVELS 4	SUITES 130	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold	STRATA PLAN LMS2907	MANAGEMENT Confidential

Overview

Murray Green - 22022 49 Avenue Langley, BC V3A 8J7, LMS2907, 4 levels, 130 units, built 1997 - Located in the popular area of Murrayville in Langley on 49 Avenue and 221 Street. Murray Green offers 130 homes located just minutes away from public transit, IGA, Shoppers Drug Mart, Langley Secondary, Murrayville Elementary, Kwantlen University, restaurants, Langley Memorial Hospital, Murrayville Library, shopping, parks, recreation and more! Direct access to highways allows an easy commute to surrounding destinations including Surrey, downtown Vancouver and YVR.

Most homes feature tiled entry, laminate flooring, cozy gas fireplaces, a separate laundry room, insuite storage and a covered patio that overlooks a tranquil greenbelt or a lovely courtyard. This is a well maintained building that has a caretaker. Murray Green offers a fitness centre, library, hot tub, guest suite and a community room. Other features include secure parking, visitor parking, bike storage, private gated entry, driveway and Cul-De-Sac up to entrance of building, manicured gardens and a unique water fountain feature in front. This is a multiple address building that includes 22020 and 22022 48 Avenue. This is comfortable condo living in a desirable neighbourhood - Live at Murray Green!

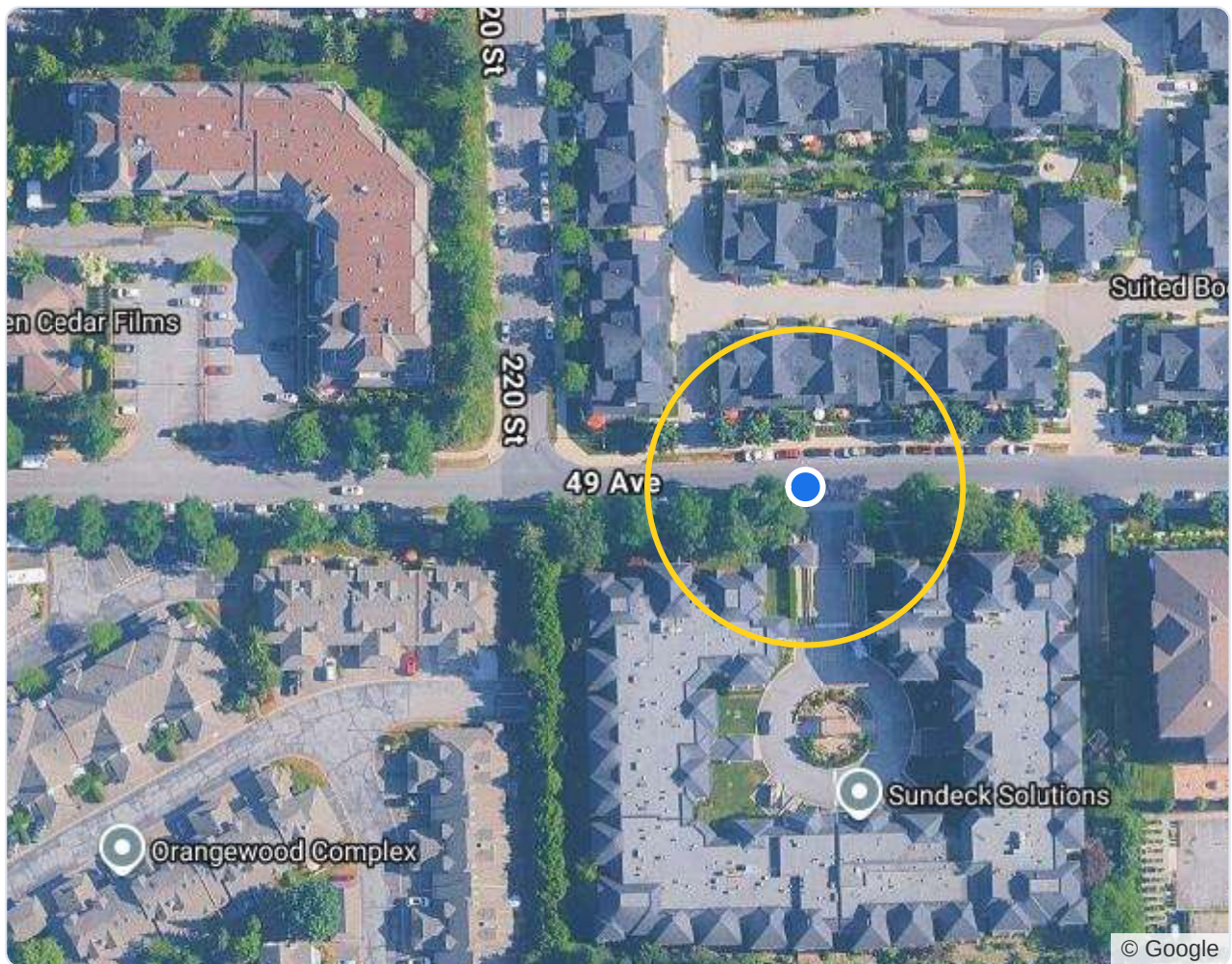
Amenities & Features

- ✓ Elevator
- ✓ Guest Suite
- ✓ Storage
- ✓ Exercise Centre
- ✓ In Suite Laundry
- ✓ Swirlpool/hot Tub

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty • BC Condos & Homes Team

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Book a Viewing
scan or call