

BUILDING BROCHURE

THE GRAND AT WILLOW CREEK

27358 32 Ave. · Langley, BC V4W 3M5 · Aldergrove Langley



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6 FOR SALE
FROM \$299,000

15 SOLD · 12 MO
\$355,000–\$545,000



Unit Mix

1 Bedroom

28 units
644 – 966 sf
from \$299,000

2 Bedroom

42 units
800 – 1,270 sf
from \$390,000

3 Bedroom

16 units
1,065 – 1,603 sf
from \$488,888

For Sale in The Grand at Willow Creek & Complex

6 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$524,000	3 / 3	1238 sf	\$423	365 27358 32 AVENUE
\$499,000	3 / 2	1160 sf	\$430	219 27358 32 AVENUE
\$369,900	1 / 1	808 sf	\$458	344 27358 32 AVENUE
\$359,000	1 / 1	818 sf	\$439	332 27358 32 AVENUE
\$339,990	1 / 1	875 sf	\$389	136 27358 32 AVENUE
\$299,000	1 / 1	966 sf	\$310	220 27358 32 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$395,000	2 / 2ba	1202 sf	\$329	2026-07-23
\$395,000	2 / 1ba	814 sf	\$485	2026-07-12
\$534,000	3 / 2ba	1105 sf	\$483	2026-05-04
\$390,000	2 / 1ba	902 sf	\$432	2026-04-23

Value & Financing

Price Positioning

\$408 /sq ft

Active listings here average **\$408/sf** vs **\$663/sf** across Aldergrove Langley.

38% below area average

Mortgage Snapshot

\$1,432 /mo

Entry price (from)	\$299,000
20% down payment	\$59,800
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2021	LEVELS 4	SUITES 47	CONSTRUCTION Concrete
EXTERIOR Other	TITLE TO LAND Freehold Strata	STRATA PLAN LMS811	DEVELOPER Apex Western Homes Ltd.
ARCHITECT Jordan Kutev Architect Inc		MANAGEMENT Dwell Property Management	

Overview

The Grand at Willow Creek - 27358 32 Avenue, Langley Twp, BC V4W 3M5, Canada. Crossroads are 32 Avenue and 272 Street. The Grand, 4 storeys, is a boutique collection of only 47 condominium residences filled with charm and style. Large, open living spaces, ranging from 668 to 1,240 sq. ft. embrace the outdoors and combine the best of classic and contemporary design. Some of the must-haves include the gourmet kitchen featuring rich wood cabinets, sleek stainless steel appliances and classic quartz counters. Stylish design and a great location are only part of the story. Look closely and you'll also see quality construction, energy saving designs and the latest Rainscreen Technology. Developed by Apex Western Homes. Architecture by Jordan Kutev Architect Inc. Interior design by Creative Design Works Mae Suffron.

Situated next to a designated walking path, and just a short walk to uptown, The Grand is perfectly positioned to give you the ease of living you're after. Beautiful parks and sports fields are close by as well, with the Philip Jackman Park less than a 5 minute walk. There is also the new state of the art Aldergrove Community Centre with its amazing aquatic facility & fitness centre. And with Fort Langley less than 15 minutes away, Langley and Abbotsford even closer, you'll quickly find you're a stones throw away from everything you could want or need.

Amenities & Features

- ✓ Elevator
- ✓ Recycling Program
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gas
- ✓ Gardening
- ✓ Management

Location



Les Twarog

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