

BUILDING BROCHURE

CEDAR PARK - 27456 32ND BUILDING

27456 32nd Ave. · Langley, BC V4W 3P3 · Aldergrove Langley





3 FOR SALE
FROM \$574,000

4 SOLD · 12 MO
\$569,900–\$600,000



Unit Mix

3 Bedroom

47 units

1,125 – 1,189 sf

from \$400,000

For Sale in Cedar Park - 27456 32nd Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$584,900	3 / 2	1157 sf	\$506	140 27456 32 AVENUE
\$584,900	3 / 2	1151 sf	\$508	62 27456 32 AVENUE
\$574,000	3 / 2	1156 sf	\$497	60 27456 32 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$600,000	3 / 2ba	1157 sf	\$519	2025-12-03
\$569,900	3 / 2ba	1157 sf	\$493	2025-11-01
\$575,000	3 / 2ba	1157 sf	\$497	2025-09-25
\$585,000	3 / 2ba	1126 sf	\$520	2025-09-10

Value & Financing

Price Positioning

\$503 /sq ft

Mortgage Snapshot

\$2,749 /mo

Active listings here average **\$503/sf** vs **\$674/sf** across Aldergrove Langley.

25% below area average

Entry price (from) **\$574,000**
20% down payment **\$114,800**
Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT
1982

LEVELS
2

SUITES
100

CONSTRUCTION
Frame - Wood

EXTERIOR
Vinyl

TITLE TO LAND
Freehold Strata

STRATA PLAN
NWS1792

Overview

Cedar Park Estates - 27456 32 Avenue Langley, BC V4W 3J3, NWS1792 - Located on 32 Avenue and 275 Street in the desirable Aldergrove area of Langley. Cedar Park Estates offers 100 townhomes built in 1982 and are well managed. This is a convenient location close to transit, Safeway, Aldergrove Centre Mall, schools at all levels, shopping, restaurants, Save-On-Foods, churches, parks, Fraser Valley Regional Library, medical services, recreational activities and much more! Direct access to major transportation routes including Fraser Highway, allows an easy commute to surrounding destinations. This is a well maintained complex with recent updates including rain screen, new vinyl siding, new doors, decks, fences and windows. Most homes feature two levels, in-suite laundry, cozy fireplaces and carports. Residents can enjoy spacious patios and backyards that are perfect for entertainment and relaxing. Extra parking and storage is available. This is a quiet, family oriented complex with visitor parking and playground amenities for the kids! This is townhome living at it's finest - Live at Cedar Park Estates!

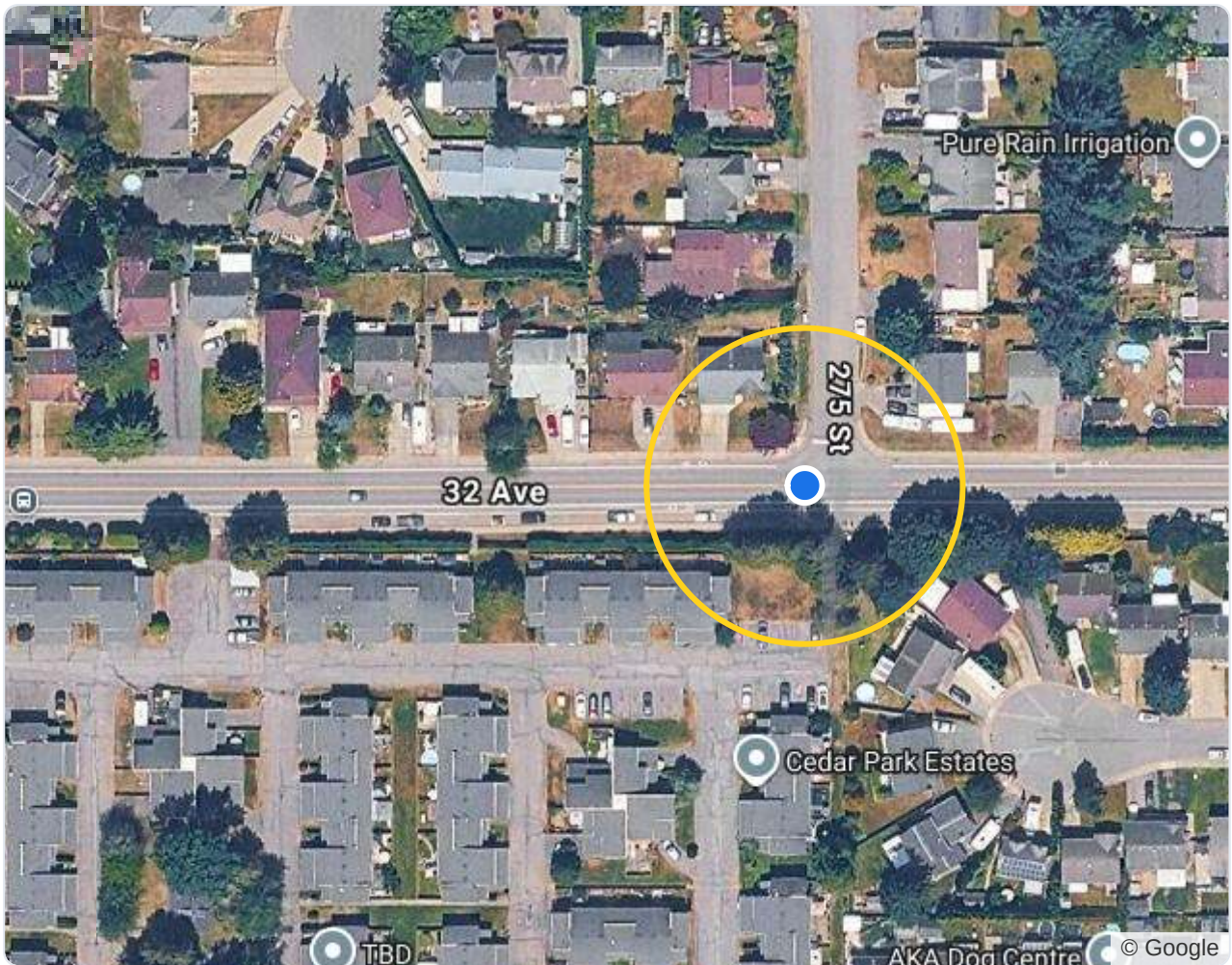
Amenities & Features

- ✓ In Suite Laundry
- ✓ Storage
- ✓ Playground

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Management
- ✓ Gardening

Location



Les Twarog

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Book a Viewing
scan or call