

BUILDING BROCHURE

# ALDERVIEW MANOR

3043 270th St. · Langley, BC V4W 3M2 · Aldergrove Langley



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**2** FOR SALE  
FROM \$445,000



# Unit Mix

|                                                               |                                                                |                                                                   |
|---------------------------------------------------------------|----------------------------------------------------------------|-------------------------------------------------------------------|
| <b>1 Bedroom</b><br>2 units<br>485 – 590 sf<br>from \$260,000 | <b>2 Bedroom</b><br>10 units<br>706 – 963 sf<br>from \$272,000 | <b>3 Bedroom</b><br>5 units<br>1,153 – 1,206 sf<br>from \$475,000 |
|---------------------------------------------------------------|----------------------------------------------------------------|-------------------------------------------------------------------|

# For Sale in Alderview Manor & Complex

2 currently active

| ASKING    | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS      |
|-----------|--------------|---------|-------|---------------------|
| \$479,000 | 3 / 2        | 1186 sf | \$404 | 304 3043 270 STREET |
| \$445,000 | 2 / 2        | 963 sf  | \$462 | 205 3043 270 STREET |

# Recently Sold in this Building

| SOLD PRICE | BEDS    | SIZE    | \$/SF | DATE       |
|------------|---------|---------|-------|------------|
| \$320,000  | 1 / 1ba | 590 sf  | \$542 | 2025-04-25 |
| \$387,500  | 2 / 1ba | 790 sf  | \$491 | 2025-01-11 |
| \$405,000  | 2 / 2ba | 963 sf  | \$421 | 2024-12-11 |
| \$480,000  | 3 / 2ba | 1156 sf | \$415 | 2024-05-13 |

# Value & Financing

|                                                                                                                                                           |                                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Price Positioning</b><br><b>\$433</b> /sq ft<br>Active listings here average \$433/sf vs \$656/sf across Aldergrove Langley.<br>34% below area average | <b>Mortgage Snapshot</b><br><b>\$2,131</b> /mo<br>Entry price (from) \$445,000<br>20% down payment \$89,000<br>Rate / amortization 5.24% · 25 yr<br><i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                           |                                         |                               |                                                     |
|---------------------------|-----------------------------------------|-------------------------------|-----------------------------------------------------|
| <b>YEAR BUILT</b><br>1981 | <b>LEVELS</b><br>3                      | <b>SUITES</b><br>30           | <b>CONSTRUCTION</b><br>Frame - Wood                 |
| <b>EXTERIOR</b><br>Stucco | <b>TITLE TO LAND</b><br>Freehold Strata | <b>STRATA PLAN</b><br>NWS1761 | <b>MANAGEMENT</b><br>Campbell Strata Management Ltd |

## Overview

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Alderview Manor - 3043 270 Street Langley, BC V4W 2Z9, NWS1761 - Located on 270 Street and Fraser Highway in the popular area of Aldergrove. Alderview Manor is a low-rise building that offers three levels with 30 homes built in 1981 that are self-managed. This is a great area close to transit, Aldergrove Central Mall, community centre, parks, restaurants, recreational activities, medical services and much more at your doorstep! Direct access to major transportation routes including Fraser Highway, allows an easy commute to surrounding destinations. Most units feature two or three bedrooms, in-suite laundry, large open floor plans and balconies that boast beautiful mountain views. This complex is well maintained and features solid concrete construction, visitor parking and elevators. Live at Alderview Manor!

## Amenities & Features

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- |            |                    |
|------------|--------------------|
| ✓ Elevator | ✓ In Suite Laundry |
|------------|--------------------|

## Maintenance Fees Include

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- |             |                  |
|-------------|------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Management     |

## Location



**Les Twarog**

RE/MAX Crest Realty · BC Condos & Homes Team

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