

LADNER POINTE - 4845 53RD BUILDING

4845 53rd St. · Ladner, BC V4K 2Z3 · Hawthorne



4 FOR SALE
FROM \$475,000

4 SOLD · 12 MO
\$450,000-\$750,000



Unit Mix

1 Bedroom

20 units
678 – 1,000 sf
from \$390,002

2 Bedroom

26 units
1,029 – 1,639 sf
from \$495,000

3 Bedroom

3 units
1,571 – 1,878 sf
from \$750,000

For Sale in Ladner Pointe - 4845 53rd Building & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$645,000	2 / 2	1223 sf	\$527	B207 4821 53 STREET
\$499,000	1 / 1	808 sf	\$618	C101 4831 53 STREET
\$479,000	1 / 1	766 sf	\$625	B205 4821 53 STREET
\$475,000	1 / 1	708 sf	\$671	D205 4845 53 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$560,000	2 / 2ba	1110 sf	\$505	2026-04-07
\$750,000	3 / 2ba	1878 sf	\$399	2026-03-06
\$615,000	2 / 2ba	1150 sf	\$535	2025-09-29
\$450,000	1 / 1ba	687 sf	\$655	2025-09-25

Value & Financing

Price Positioning

\$610 /sq ft

Active listings here average **\$610/sf** vs **\$683/sf** across Hawthorne.

11% below area average

Mortgage Snapshot

\$2,275 /mo

Entry price (from) **\$475,000**

20% down payment **\$95,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1991	LEVELS 3	SUITES 131	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN NWS3284	MANAGEMENT Dwell Property Management

Overview

Ladner Pointe - 4845 53 Street Delta, BC V4K 2Z3, NWS3284 - Located in the heart of Downtown Ladner in the popular Hawthorne neighbourhood on 53 Street and 48 Avenue. This is a very central location that is just steps away from Safeway, London Drugs, Save-On-Foods, recreation,

shopping, restaurants, coffee shops, church, medical services and much more! Direct access to highways allows an easy commute to Surrey, Richmond, downtown Vancouver and other surrounding destinations. Ladner Pointe is a multiple building complex that offers 135 homes built in 1990 that are professionally managed by Re/max 604-821-2999. Most homes feature one or two levels, spacious floor plans, cozy gas fireplaces, insuite laundry, extra storage room and large balconies that boast gorgeous views of the North Shore Mountain and a beautiful garden courtyard from most units. This is a well maintained building with recent renovations completed including upgrades to the roof, windows, sliding doors, balconies, siding, rainscreen for the entire building and all of this has a 2-5-10 warranty program that still applies. Other building features include secured underground parking, extra ground storage, exercise room, on-site caretaker, manicured gardens, courtyard and visitor parking. Ladner Pointe is a family oriented community that welcomes all ages, pets and rentals. This is a multiple address complex that includes 4811, 4821, 4831 and 4845 53 Street. This is a great location that offers condo living at its finest - Live at Ladner Pointe!

Amenities & Features

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

Maintenance Fees Include

- | | |
|-------------|--------------|
| ✓ Caretaker | ✓ Gardening |
| ✓ Gas | ✓ Management |

Location



Les Twarog

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Book a Viewing
scan or call