

BUILDING BROCHURE

PARKVIEW PLACE - 4856 207TH BUILDING

4856 207th St. · Langley, BC V3A 2E3 · Langley City



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1 FOR SALE
FROM \$699,000



Unit Mix

2 Bedroom

3 units
1,015 – 1,029 sf
from \$572,000

3 Bedroom

10 units
1,018 – 1,402 sf
from \$558,000

For Sale in Parkview Place - 4856 207th Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$699,000	3 / 2	1350 sf	\$518	4 4850 207 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$625,000	3 / 1ba	1018 sf	\$614	2024-08-30
\$572,000	2 / 1ba	1029 sf	\$556	2024-04-30
\$702,000	3 / 2ba	1318 sf	\$533	2024-04-30
\$595,000	2 / 1ba	1018 sf	\$584	2022-09-13

Value & Financing

Price Positioning

\$518 /sq ft

Active listings here average **\$518/sf** vs **\$603/sf** across Langley City.

14% below area average

Mortgage Snapshot

\$3,348 /mo

Entry price (from)	\$699,000
20% down payment	\$139,800
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1977	LEVELS 2	SUITES 40	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN NWS804	

Overview

Parkview Place - 4856 207 Street Langley, BC V3A 6V9, NWS804 - Located in the heart of Langley on 207A Street and 49A Avenue. Parkview Place offers 40 townhomes built in 1978 that are professionally managed. This is a central location close to bus stops, Valley Centre, IGA, restaurants, coffee shops, Langley City Park, Newlands Golf and Country Club, HD Stafford Secondary, Simmonds Elementary, Kwantlen Polytechnic University, recreation, community centre and much more! Direct access to major transportation routes including Fraser Highway and the Trans-Canada Highway, allows an easy commute to surrounding destinations. Homes feature two storeys, spacious living areas, in-suite laundry, patio and fenced backyards that back onto a

beautiful greenbelt. A unique feature of Parkview Place is homes are not situated in a complex but on a neighbourhood street with a Cul-De-Sac. This is a multiple address townhome community including 20 units on 4850 to 4860 207 Street, 4 units on 20712 49A Avenue, 10 units on 4929 to 4939 207A Street and 6 units on 4857 207A Street. Parkview Place is in a desirable neighbourhood that offers convenient townhome living for the whole family!

Amenities & Features

✓ None

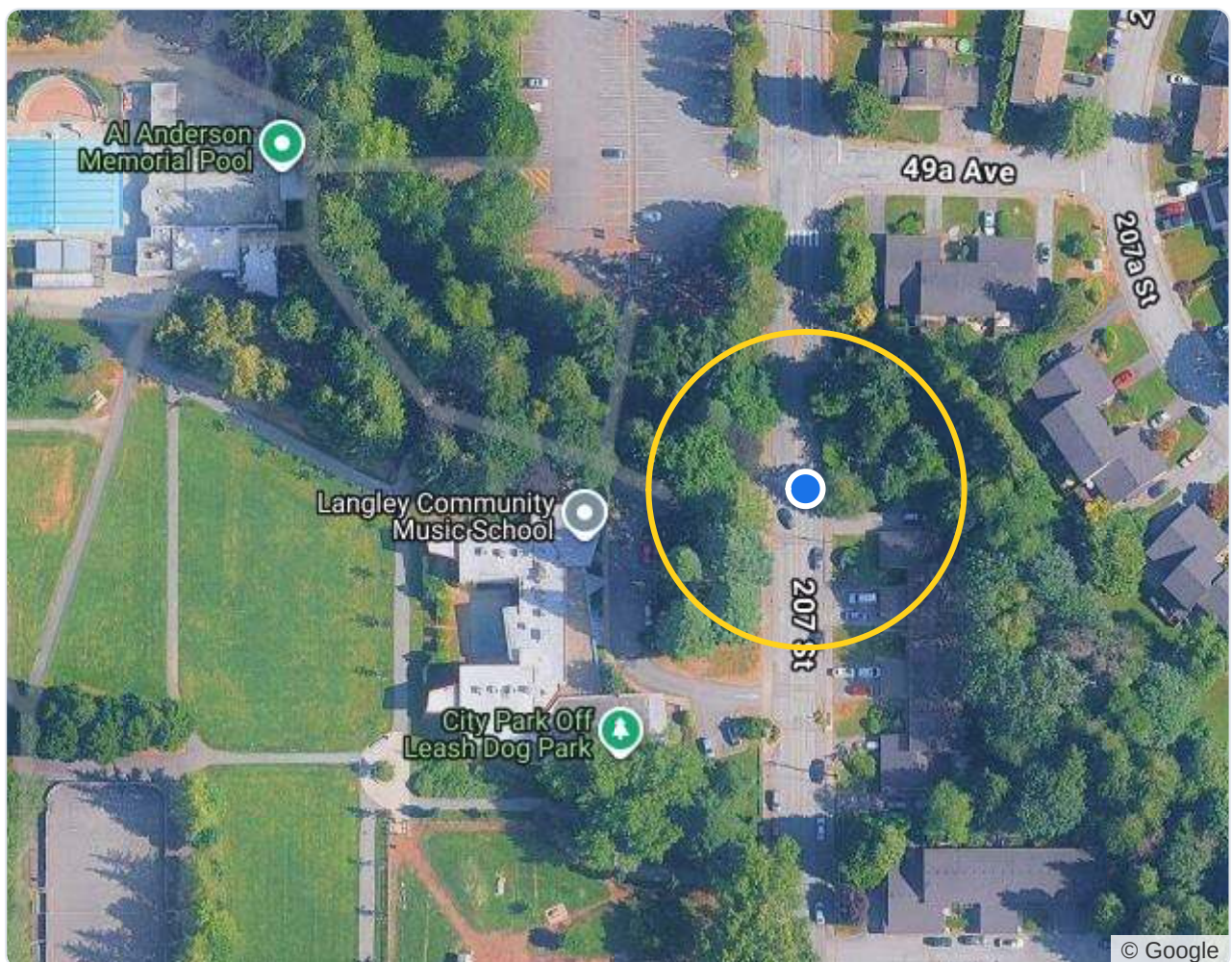
Maintenance Fees Include

✓ Garbage Pickup

✓ Gardening

✓ Management

Location





Les Twarog

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