

PORTAGE ESTATES - 5251 204TH BUILDING

5251 204th St. · Langley, BC V3A 5X1 · Langley City



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1 FOR SALE
FROM \$499,900

2 SOLD · 12 MO
\$498,000–\$540,000



Unit Mix

2 Bedroom

7 units
1,006 – 1,245 sf
from \$347,500

3 Bedroom

17 units
1,172 – 1,525 sf
from \$415,000

For Sale in Portage Estates - 5251 204th Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$499,900	3 / 2	1194 sf	\$419	77 20350 53 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$540,000	3 / 2ba	1188 sf	\$455	2026-05-07
\$498,000	2 / 2ba	1039 sf	\$479	2026-02-15
\$577,000	3 / 2ba	1190 sf	\$485	2025-07-14
\$550,000	3 / 2ba	1180 sf	\$466	2025-05-19

Value & Financing

Price Positioning

\$419 /sq ft

Active listings here average **\$419/sf** vs **\$1185/sf** across Langley City.

65% below area average

Mortgage Snapshot

\$2,394 /mo

Entry price (from) **\$499,900**

20% down payment **\$99,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1974	LEVELS 2	SUITES 5	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN NWS266	MANAGEMENT Confidential

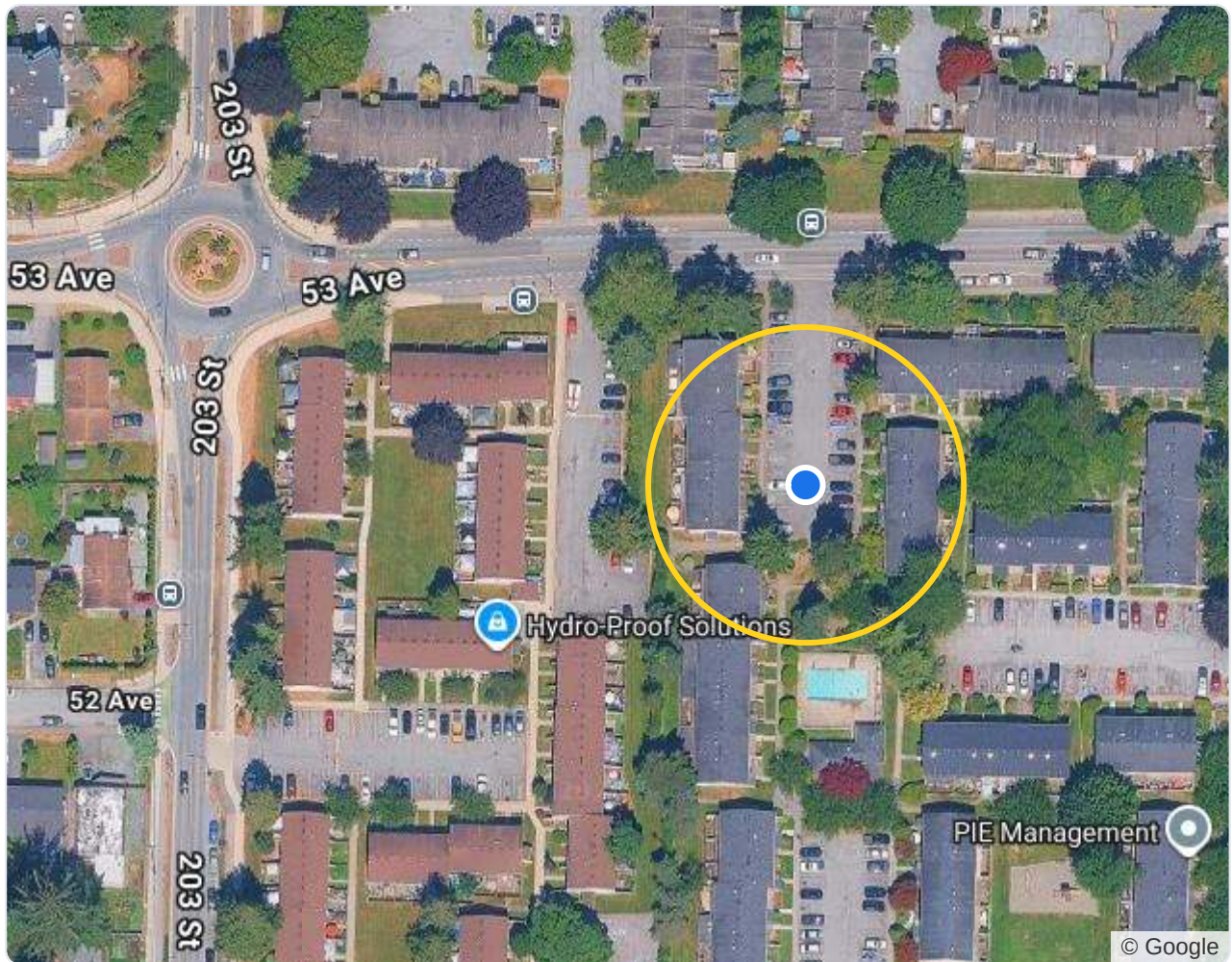
Amenities & Features

- ✓ In Suite Laundry
- ✓ Pool; Outdoor
- ✓ Playground
- ✓ Recreation Center

Maintenance Fees Include

- ✓ Caretaker
- ✓ Recreation Facility
- ✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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