

BUILDING BROCHURE

PORTAGE ESTATES - 5261 204TH BUILDING

5261 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 – 5261 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 **\$588/sf** across Langley City.

29% below area average

Mortgage Snapshot

\$2,394 /mo

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

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

Rate / amortization **5.24% · 25 yr**

YEAR BUILT 1974	LEVELS 2	SUITES 81	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN NWS266	MANAGEMENT Confidential

Overview

Portage Estates - 5161 204th Street, Langley, BC V3A 5X1, Strata Plan No. NWS266, 2 level, 81 townhouses in development, built 1975 - located at the corner of 204th Street and 53rd Avenue in Langley City. The Portage Estates complex has 81 units with 63 units on 5181, 5191, 5201, 5211, 5231, 5241, 5251, 5261 and 5271 204th Street, and 18 units on 20350, 20370 and 20390 53rd Avenue. These family oriented townhouses have many great features including Picture windows living rooms, bright white kitchens with eating area and sliders to decks, plenty of cabinet space and lots of cupboards, 5x6 storage rooms, and large fenced patios. Also, the Portage Estates complex has been updated in 2007 included moldings, baseboards, front doors, new roof, and new vinyl siding. Residents also have an outdoor pool for summer fun, a great playground, and a lush greenspace courtyard to enjoy.

Awesome location! From major transit routes like Fraser Highway, Glover Road and the Langley Bypass to bus transportation and from tonnes of shopping at Langley Mall, Valley Centre Strip Mall, Willowbrook Shopping Centre and big box retailers, the Portage Estates townhouses are ideally situated for families. Community amenities such as the Langley City Hall & Library, swimming pools, recreational facilities, the Douglas Recreation Centre, Langley Chamber of Commerce, Cascade Casino and top ranked schools are also nearby. Best of all, the entire townhouses community is surrounded by green spaces at City Park, Hi-Knoll Park, Linwood Park, Douglas Park and Nicomekl Park.

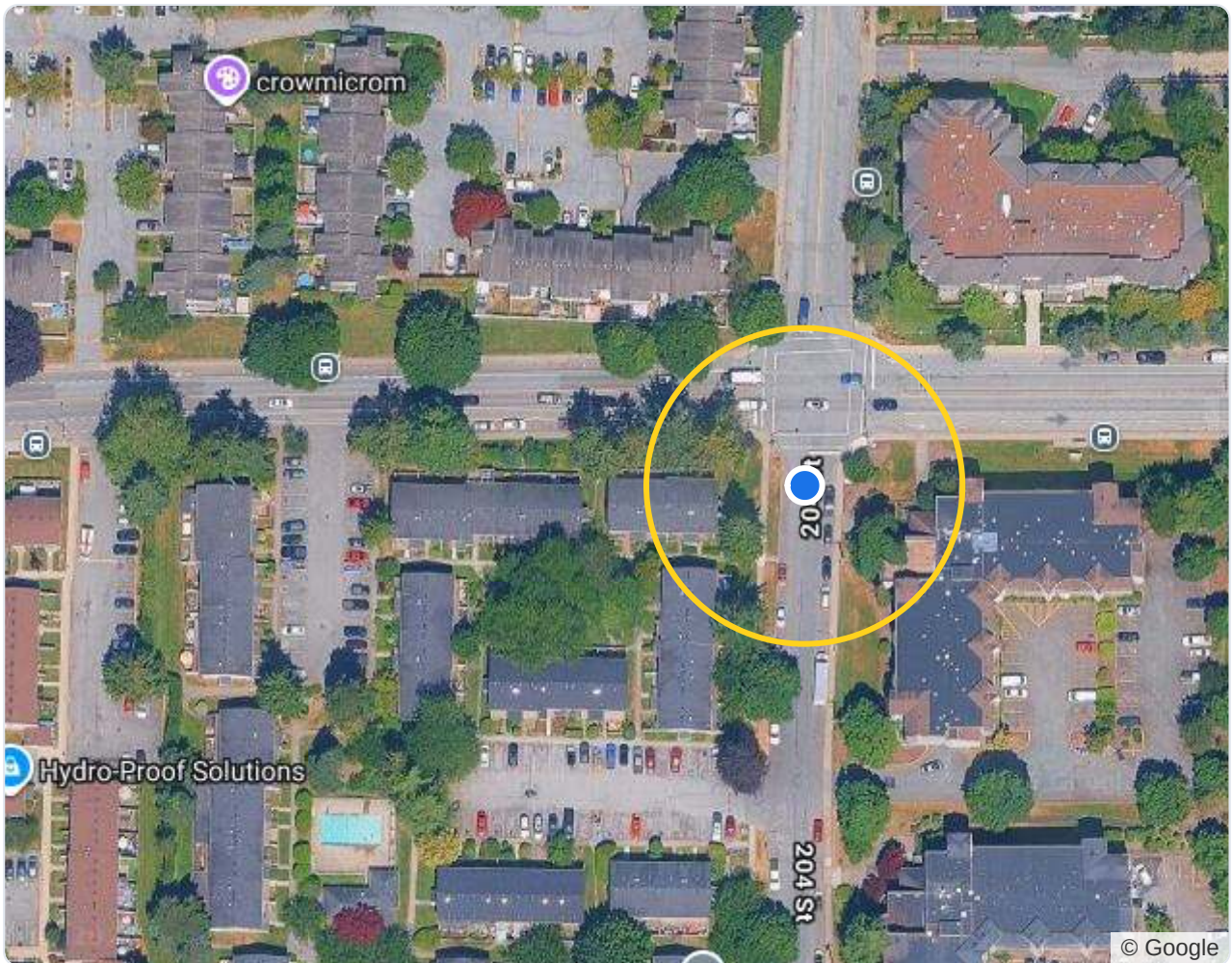
Amenities & Features

- ✓ Club House
- ✓ In Suite Laundry
- ✓ Playground
- ✓ Pool; Outdoor

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management

Location



Les Twarog

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