

BUILDING BROCHURE

WATERS EDGE - 5294 204 BUILDING

5294 204 St. · Langley, BC V3A 1Z1 · Langley City



Scan to view online



2 FOR SALE
FROM \$314,995

1 SOLD · 12 MO
\$403,500-\$403,500



Unit Mix

1 Bedroom

9 units

657 – 692 sf

from \$240,000

2 Bedroom

20 units

790 – 866 sf

from \$282,500

For Sale in Waters Edge - 5294 204 Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$359,000	2 / 1	820 sf	\$438	211 5294 204TH STREET
\$314,995	1 / 1	662 sf	\$476	314 5294 204 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$403,500	2 / 1ba	818 sf	\$493	2025-09-13
\$410,000	2 / 1ba	837 sf	\$490	2025-05-06
\$395,000	1 / 1ba	662 sf	\$597	2024-11-04
\$439,200	2 / 1ba	790 sf	\$556	2024-03-25

Value & Financing

Price Positioning

\$457 /sq ft

Active listings here average **\$457/sf** vs **\$588/sf** across Langley City.

22% below area average

Mortgage Snapshot

\$1,509 /mo

Entry price (from)	\$314,995
20% down payment	\$62,999
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1982	LEVELS 3	SUITES 46	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN NWS1817	

Overview

Waters Edge - 5294 204 Street Langley, BC V3A 1Z1 - Located in the heart of Langley City on 204 Street and 53 Avenue. Water Edge offers 46 homes built in 1982 that are professionally managed. This is a great location close to bus stops, IGA, Valley Centre, Willowbrook Shopping Centre, coffee shops, restaurants, Cascades Casino, HD Stafford Secondary, Simmonds Elementary, Kwantlen Polytechnic University, community centre, parks, recreation and much more! Direct access to major transportation routes including Fraser Highway and the Trans-Canada Highway, allows an easy commute to surrounding destinations. Most homes feature spacious living areas,

bay windows to brighten your home, an in-suite storage area, shared laundry facilities on 3rd floor, large balconies with gorgeous mountain or park views from some homes. This is a well maintained building that is quality built with vinyl siding and sound proofed ceiling for most homes. Waters Edge offers underground parking, wheelchair access, visitor parking, storage lockers and a common rooftop deck for everyone to enjoy. Waters Edge is situated in a desirable neighbourhood and offers condo living at its best!

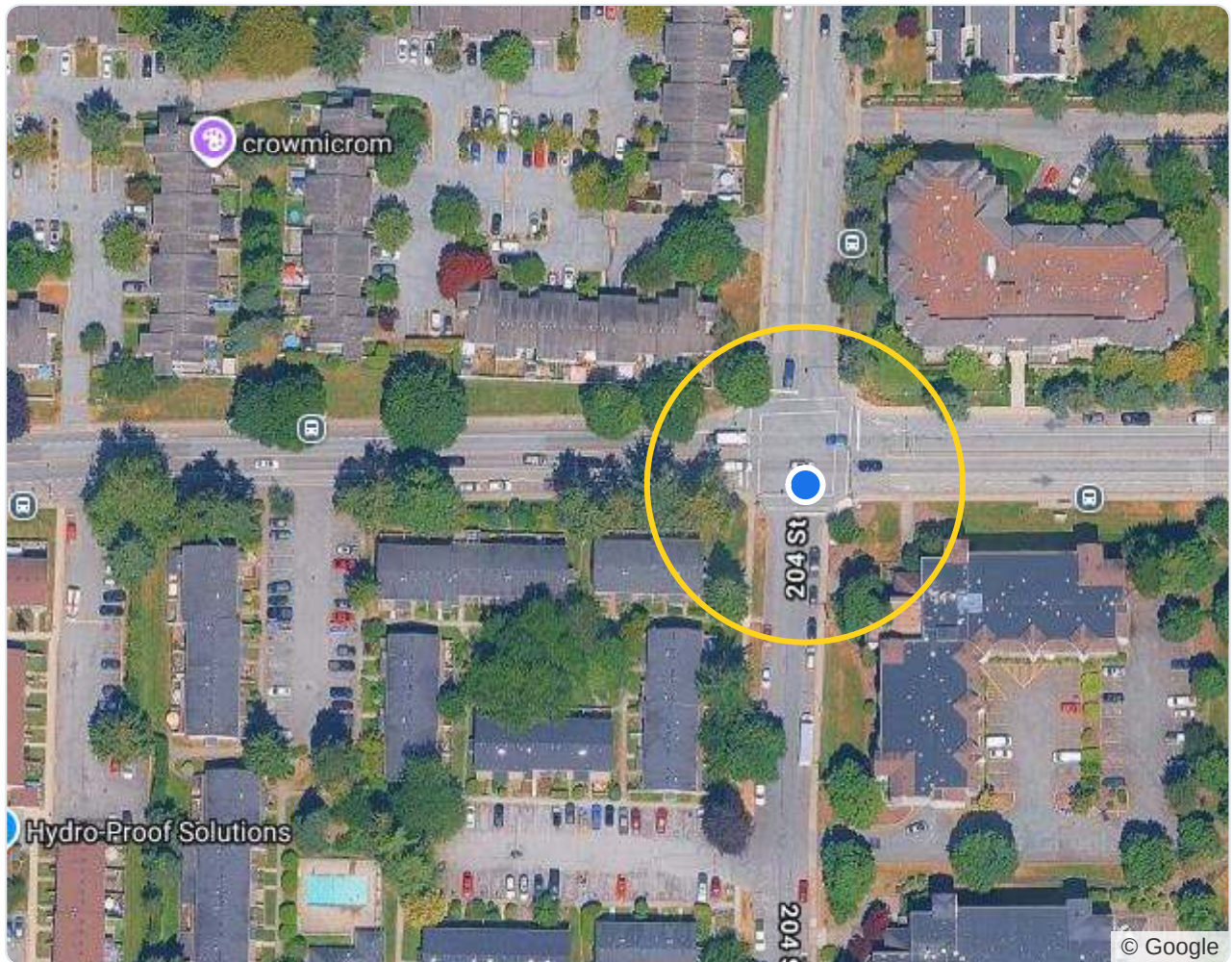
Amenities & Features

- ✓ Elevator
- ✓ Shared Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Hot Water
- ✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



Book a Viewing
scan or call