

BUILDING BROCHURE

CREEKSIDE ESTATES - 5438 198TH BUILDING

5438 198th St. · Langley, BC V3A 1G2 · Langley City



Scan to view online



1 FOR SALE
FROM \$545,000

5 SOLD · 12 MO
\$435,000-\$470,000



Unit Mix

1 Bedroom

2 units
625 – 625 sf
from \$344,500

2 Bedroom

27 units
813 – 889 sf
from \$382,000

3 Bedroom

1 unit
1,074 – 1,074 sf
from \$545,000

For Sale in Creekside Estates - 5438 198th Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$545,000	3 / 2	1074 sf	\$507	213 5438 198 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$435,000	2 / 2ba	852 sf	\$511	2026-08-20
\$435,000	2 / 1ba	815 sf	\$534	2026-06-28
\$445,000	2 / 2ba	889 sf	\$501	2026-06-09
\$468,000	2 / 2ba	850 sf	\$551	2026-04-08

Value & Financing

Price Positioning

\$507 /sq ft

Active listings here average **\$507/sf** vs **\$580/sf** across Langley City.

13% below area average

Mortgage Snapshot

\$2,610 /mo

Entry price (from)	\$545,000
20% down payment	\$109,000
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2005	LEVELS 4	SUITES 59	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN BCS1314	

Overview

Creekside Estates - 5438 198 Street Langley, BC V3A 1G2, BCS1314 - Located on the corner of 198 Street and 53 Avenue in a desirable neighbourhood in Langley. Creekside Estates is a low-rise building that offers five levels with 59 luxury homes built in 2005 that are professionally managed. This is a prime location that is just minutes away from public transportation, restaurants, IGA, Valley Centre, recreation, Willowbrook Shopping Centre, London Drugs, Langley Meadows Park, coffee shops, medical services, Kwantlen Polytechnic University, Simmonds Elementary, HD Stafford Secondary, Fraser Valley Regional Library and much more! Direct access to major transportation routes including the Trans-Canada Highway and Fraser Highway, allows an easy

commute to surrounding destinations. Most homes feature spacious living areas, vaulted ceilings, stainless steel appliances, laminate flooring, granite countertops, electric fireplace, plenty of windows to brighten your home and a laundry room with extra storage. Residents can enjoy their large and private balconies that overlook a beautiful greenbelt and Brydon Creek. Creekside Estates is a well maintained building that is quality built with rainscreen exterior, a 40-year rated roof and a 2-5-10 warranty program. Other features of this building include wheelchair access, an elevator, bike storage, clubhouse, recreation centre, covered and outside parking for residents and visitor parking. This is a private and desirable location that offers condo living at its best - Live at Creekside Estates!

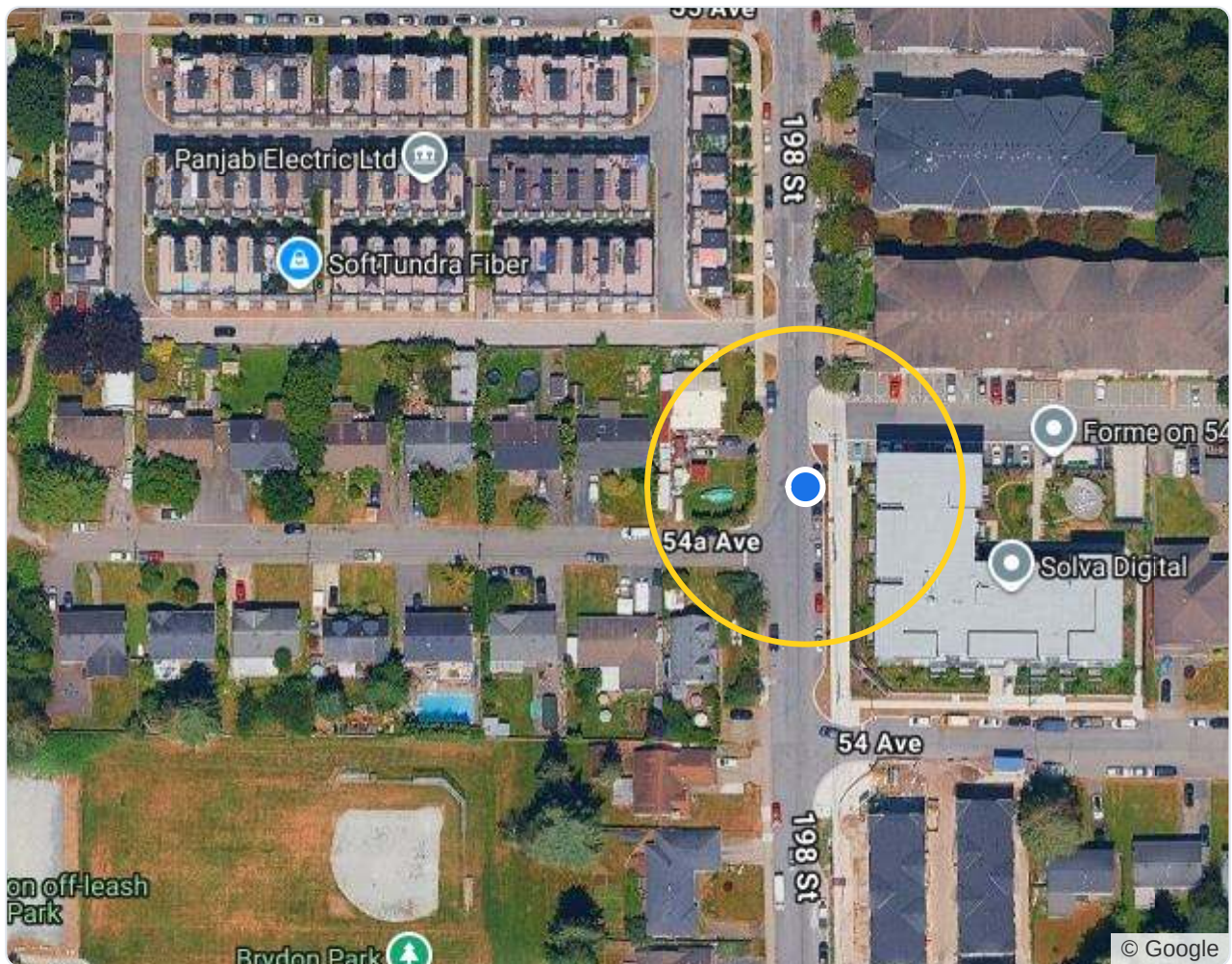
Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gas
- ✓ Management
- ✓ Taxes
- ✓ Gardening
- ✓ Hot Water
- ✓ Recreation Facility

Location



Les Twarog

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