

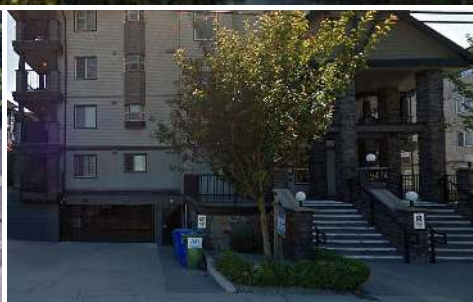
BUILDING BROCHURE

SOUTHBROOK

5474 198th St. · Langley, BC V3A 1G2 · Langley City



Scan to view online



2 FOR SALE
FROM \$489,900

1 SOLD · 12 MO
\$505,000–\$505,000



Unit Mix

2 Bedroom

23 units
754 – 891 sf
from \$390,000

For Sale in Southbrook & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$525,000	2 / 2	850 sf	\$618	102 5474 198 STREET
\$489,900	2 / 2	810 sf	\$605	105 5474 198 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$505,000	2 / 2ba	872 sf	\$579	2026-04-18
\$521,000	2 / 2ba	810 sf	\$643	2025-05-02
\$530,000	2 / 2ba	791 sf	\$670	2024-12-18
\$545,000	2 / 2ba	824 sf	\$661	2024-09-10

Value & Financing

Price Positioning

\$611 /sq ft

Active listings here average **\$611/sf** vs **\$580/sf** across Langley City.

5% above area average

Mortgage Snapshot

\$2,346 /mo

Entry price (from) **\$489,900**

20% down payment **\$97,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT
2007

LEVELS
4

SUITES
39

CONSTRUCTION
Frame - Wood

Overview

Southbrook - 5474 198 Street Langley, BC V3A 1G2, BCS2540 - Located in the heart of Langley City on 198 Street and 55 Avenue. Southbrook offers 39 luxurious homes built in 2007 that are professionally managed. This is a central location close to bus stops, Willowbrook Shopping Centre, restaurants, Cascades Casino, Kwantlen Polytechnic University, HD Stafford Secondary, Simonds Elementary, community centre, Langley Meadows Park, Newlands Golf and Country Club, medical services, recreation and much more! Direct access to major transportation routes including the Trans-Canada Highway and Fraser Highway, allows an easy commute to surrounding destinations including. Most homes feature a Whistler inspired design and finishing, spacious living areas, granite countertops, kitchen island, stainless steel appliances, insuite laundry, electric fireplace and plenty of large and bay windows to brighten your home. Residents can enjoy their spacious patios with beautiful views mountains and the Brydon Creek greenbelt from most units. Some homes feature its own side by side double garage with a garage opener while others have secured underground parking. Southbrook is a well maintained building with a 40 year rated roof and rainscreen technology. Southbrook is comfortable condo living at its finest - Live here today!

Amenities & Features

- ✓ Elevator
- ✓ Recreation Center
- ✓ In Suite Laundry

Maintenance Fees Include

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

Location



Les Twarog

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Book a Viewing
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