

BUILDING BROCHURE

IVY LEA - 5677 208TH BUILDING

5677 208th St. · Langley, BC V3A 8J5 · Langley City



Scan to view online



1 FOR SALE
FROM \$469,900

1 SOLD · 12 MO
\$517,000–\$517,000



Unit Mix

2 Bedroom

18 units

1,033 – 1,257 sf

from \$406,000

For Sale in Ivy Lea - 5677 208th Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$469,900	2 / 2	1036 sf	\$454	106 5677 208TH STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$517,000	2 / 2ba	1080 sf	\$479	2026-01-09
\$569,500	2 / 2ba	1039 sf	\$548	2025-04-19
\$569,000	2 / 2ba	1257 sf	\$453	2024-11-23
\$562,000	2 / 2ba	1088 sf	\$517	2024-07-16

Value & Financing

Price Positioning

\$454 /sq ft

Active listings here average **\$454/sf** vs **\$595/sf** across Langley City.

24% below area average

Mortgage Snapshot

\$2,250 /mo

Entry price (from) **\$469,900**

20% down payment **\$93,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1993	LEVELS 3	SUITES 47	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS889	MANAGEMENT Nai Goddard & Smith

Overview

Ivylea on the Meadows - 5677 208 Street Langley, BC V3A 8J5, LMS899 - Located in a sought after neighbourhood in Langley on 208 Street and 57 Avenue. Ivylea on the Meadows is a low-rise building that offers four levels with 47 luxury homes built in 1993 that are professionally managed. This is a convenient location close to bus stops, Safeway, Valley Centre, Kwantlen Polytechnic University, Willowbrook Shopping Centre, Simmond Elementary, Stafford Secondary, restaurants, coffee shops, Cascades Casino, recreation, medical services, parks, Newlands Golf and Country Club, recreation and 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, 9' ceilings, laundry room with extra storage, plenty of windows to brighten your home, laminate and tile floors in most homes and cozy fireplaces. Residents can enjoy their oversized sundecks that are great for BBQ's and relaxing with gorgeous views of Mt. Baker from most units. This is a well maintained three level building with recent updates including rainscreen technology, new patio membrane and a new roof in 2009. Other features include secured underground parking, storage lockers, wheelchair access, common greenspace, bike room, recreation centre, elevator and visitor parking. A unique feature is the elegant water fountain at the front entrance that lights up in the evening. This building also offers privacy as it is located in a Cul-De-Sac. Ivylea welcomes all ages, is pet friendly and rentals are not allowed. This is a sought after neighbourhood that offers convenient condo living at its finest - Live at Ivylea on the Meadows!

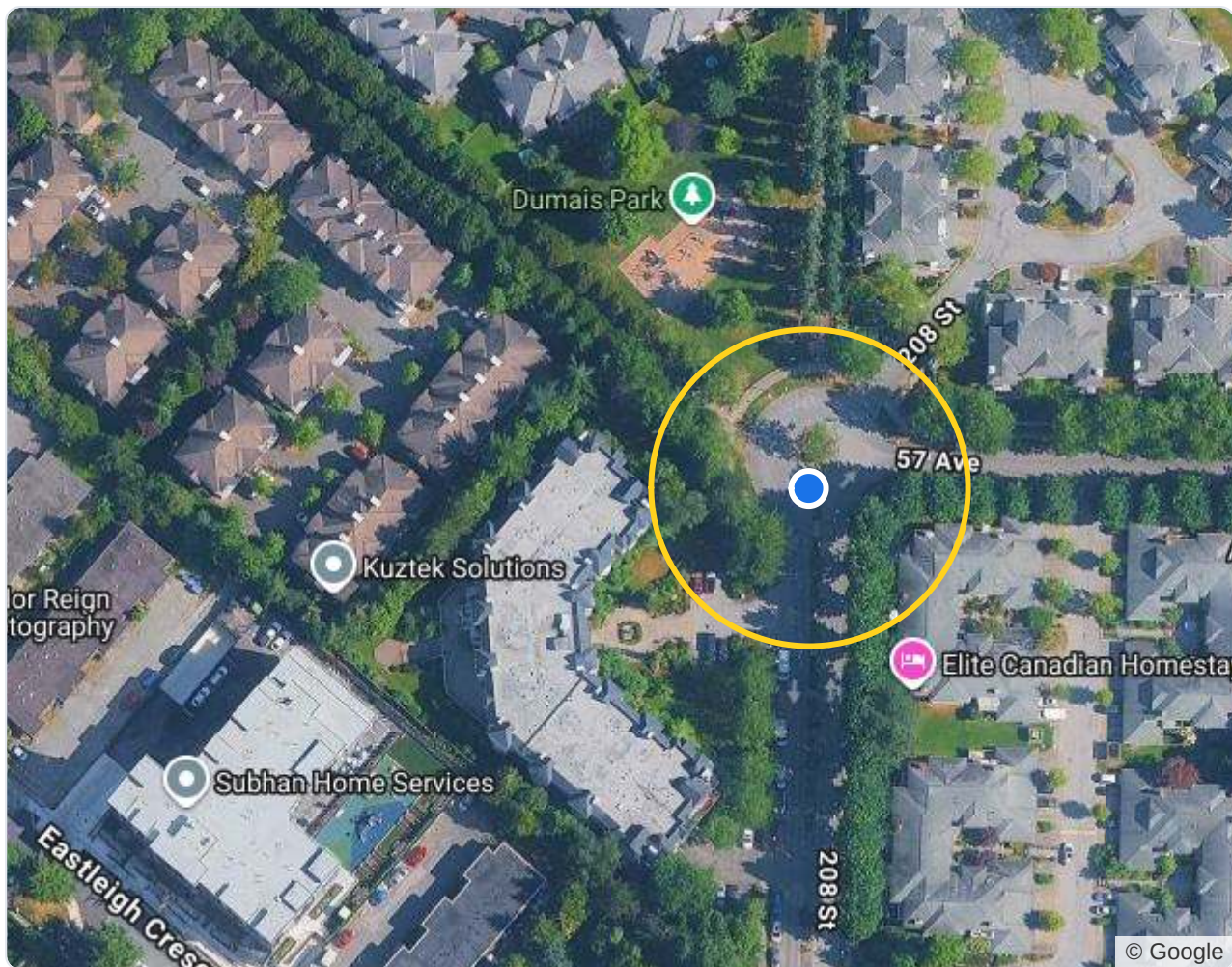
Amenities & Features

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

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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