

BUILDING BROCHURE

LATIMER HEIGHTS - PARKSIDE TOWNHOMES

8371 202B St. · Langley, BC V2Y 4K6 · Willoughby Heights



Scan to view online



2 FOR SALE
FROM \$809,800

12 SOLD · 12 MO
\$810,000–\$1,065,000



Unit Mix

3 Bedroom

49 units
1,411 – 2,323 sf
from \$675,000

4 Bedroom

6 units
1,731 – 2,258 sf
from \$898,000

For Sale in Latimer Heights - Parkside Townhomes & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$898,000	4 / 3	1731 sf	\$519	60 8371 202B STREET
\$809,800	3 / 2	1411 sf	\$574	37 8371 202B STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$860,000	3 / 3ba	1731 sf	\$497	2026-06-16
\$900,000	3 / 3ba	1770 sf	\$508	2026-06-14
\$820,000	3 / 3ba	1540 sf	\$532	2026-06-02
\$899,000	3 / 3ba	1731 sf	\$519	2026-05-09

Value & Financing

Price Positioning

\$546 /sq ft

Active listings here average **\$546/sf** vs **\$1182/sf** across Willoughby Heights.

54% below area average

Mortgage Snapshot

\$3,878 /mo

Entry price (from) **\$809,800**

20% down payment **\$161,960**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT
2020

LEVELS
3

SUITES
122

CONSTRUCTION
Frame - Wood

EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN EPS6271	DEVELOPER Vesta Properties
ARCHITECT Ciccozzi Architecture			

Overview

Latimer Heights Parkside Townhomes - 8371 202B Street, Langley City, BC V2Y 4K6, Canada. Crossroads are 202B Street and 84 Avenue. Strata plan number EPS6271. Latimers Parkside Townhomes are the largest of the townhome collection, these 3 bedroom plus flex and 4 bathroom homes range in size from 2,238 to 2,258 square feet. These oversized townhomes offer spacious open living with the bonus of a fully finished flex room and 3-piece bath on the ground level, ideal as a guest suite, man cave, art space or media room.

Located just minutes away from Langleys main thoroughfares like 200th and 208th Street, its easy to reach Langleys many shopping centres, amenities and schools. Enjoy a day at the shops in Willowbrook Mall or check out the offerings at the Langley Events Centre, home of the Vancouver Giants.

Amenities & Features

✓ In Suite Laundry

Maintenance Fees Include

✓ Garbage Pickup

✓ Management

✓ Gardening

✓ Snow Removal

Location



Les Twarog

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