

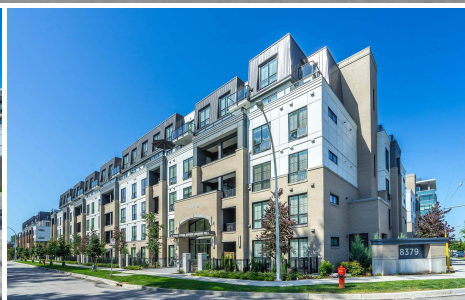
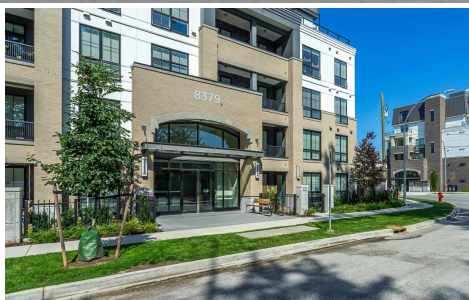
BUILDING BROCHURE

LATIMER VILLAGE (RESIDENCES)

8379 201 St. · Langley, BC V2Y 3S6 · Willoughby Heights



Scan to view online



6 FOR SALE
FROM \$455,000

9 SOLD · 12 MO
\$450,000–\$660,000

12-MO SOLD TREND
-17.4

Unit Mix

1 Bedroom 23 units 603 – 691 sf from \$450,000	2 Bedroom 39 units 745 – 1,078 sf from \$524,000	3 Bedroom 5 units 1,285 – 1,328 sf from \$771,428
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For Sale in Latimer Village (Residences) & Complex

6 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$688,800	2 / 2	1013 sf	\$680	604 8379 201 STREET
\$629,000	2 / 2	944 sf	\$666	105 8380 200A STREET
\$594,888	2 / 2	893 sf	\$666	409 8379 201 STREET
\$579,000	2 / 2	893 sf	\$648	107 8379 201 STREET
\$524,000	2 / 2	745 sf	\$703	504 8380 200A STREET
\$455,000	1 / 1	665 sf	\$684	403 8379 201 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$450,000	1 / 1ba	663 sf	\$679	2026-08-06
\$475,000	1 / 1ba	639 sf	\$743	2026-06-03
\$615,000	2 / 2ba	935 sf	\$658	2026-05-28
\$635,000	2 / 2ba	998 sf	\$636	2026-03-10

Value & Financing

Price Positioning \$675 /sq ft Active listings here average \$675/sf vs \$588/sf across Willoughby Heights. 15% above area average	Mortgage Snapshot \$2,179 /mo Entry price (from) \$455,000 20% down payment \$91,000 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 2023	LEVELS 6	SUITES 207	CONSTRUCTION Frame - Wood
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EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN EPS8852	DEVELOPER Vesta Properties
MANAGEMENT Awn Alliance Real Estate Group			

Overview

8379 201 Street, Langley, BC V2Y 3S6, Canada, Strata Plan EPS8852. is located in the vibrant Willoughby Heights neighborhood, part of the master-planned Latimer Village community. Its a popular area known for its modern condos, walkable amenities, and easy access to Highway. Comprising of 207 wood-frame units in a 6 level building, and was built in 2023. Development by Vesta Properties.

Conveniently located close to public transportation, Highway 1, Willowbrook Mall, Costco, Wal-Mart and walking distance to Carvolth Exchange, restaurants, fitness centre, and walking trails. Situated in excellent catchment: Willoughby Elementary, Yorkson Creek Middle, and R.E. Mountain Secondary with an IB program.

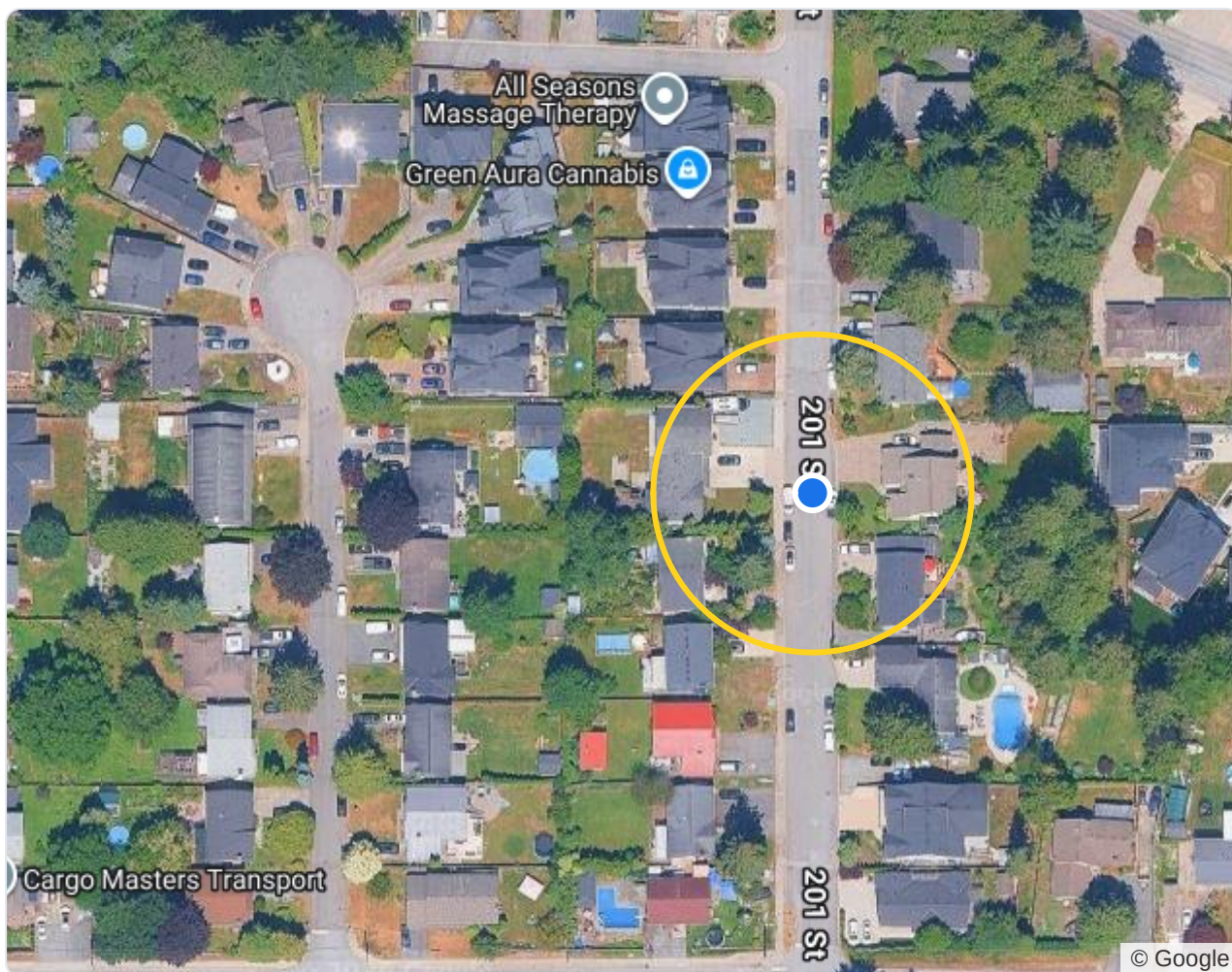
Amenities & Features

✓ Bike Room

Maintenance Fees Include

- ✓ Electricity
- ✓ Gardening
- ✓ Hot Water
- ✓ Recreation Facility
- ✓ Garbage Pickup
- ✓ Gas
- ✓ Management
- ✓ Snow Removal

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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Book a Viewing
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