

BUILDING BROCHURE

THE RESIDENCES AT VILLAGE SQUARE

8880 202nd St. · Langley, BC V1M 4E7 · Walnut Grove



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2 FOR SALE
FROM \$399,000

6 SOLD · 12 MO
\$400,000–\$630,000



Unit Mix

1 Bedroom

22 units
510 – 802 sf
from \$297,000

2 Bedroom

25 units
793 – 1,247 sf
from \$340,000

For Sale in The Residences At Village Square & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$424,999	1 / 1	698 sf	\$609	112 8880 202 STREET
\$399,000	1 / 1	733 sf	\$544	214 8880 202 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$520,000	2 / 2ba	1042 sf	\$499	2026-05-28
\$474,000	2 / 2ba	831 sf	\$570	2026-04-27
\$400,000	1 / 1ba	741 sf	\$540	2026-04-26
\$630,000	2 / 2ba	1247 sf	\$505	2026-03-29

Value & Financing

Price Positioning

\$577 /sq ft

Active listings here average **\$577/sf** vs **\$641/sf** across Walnut Grove.

Mortgage Snapshot

\$1,911 /mo

Entry price (from) **\$399,000**
20% down payment **\$79,800**

10% below area average

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 94	CONSTRUCTION Frame - Wood
EXTERIOR Other	TITLE TO LAND Freehold Strata	STRATA PLAN BCS1359	MANAGEMENT Bayside Property Services Ltd.

Overview

The Residences At Village Square - 8880 202 St, Langley, BC V1M, BCS1359 . Located on 202 Street and 88 Avenue in a convenient neighbourhood of Walnut Grove. The Residences At Village Square built in 2005, offers 93 homes.

This is a prime location just minutes away from Colossus Langley, Old Spaghetti Factory, Total Fitness Health & Wellness Centre, The Keg Steakhouse & Bar, and Jimmy Mac's Neighbourhood Pub. Transit and major routes are close by and within walking distance. Features of The Residences At Village Square include a elevator, concierge service, exercise centre, garden, in-suite laundry and independent living. Restrictions of The Residences At Village Square include 55+ age restriction, and one pet.

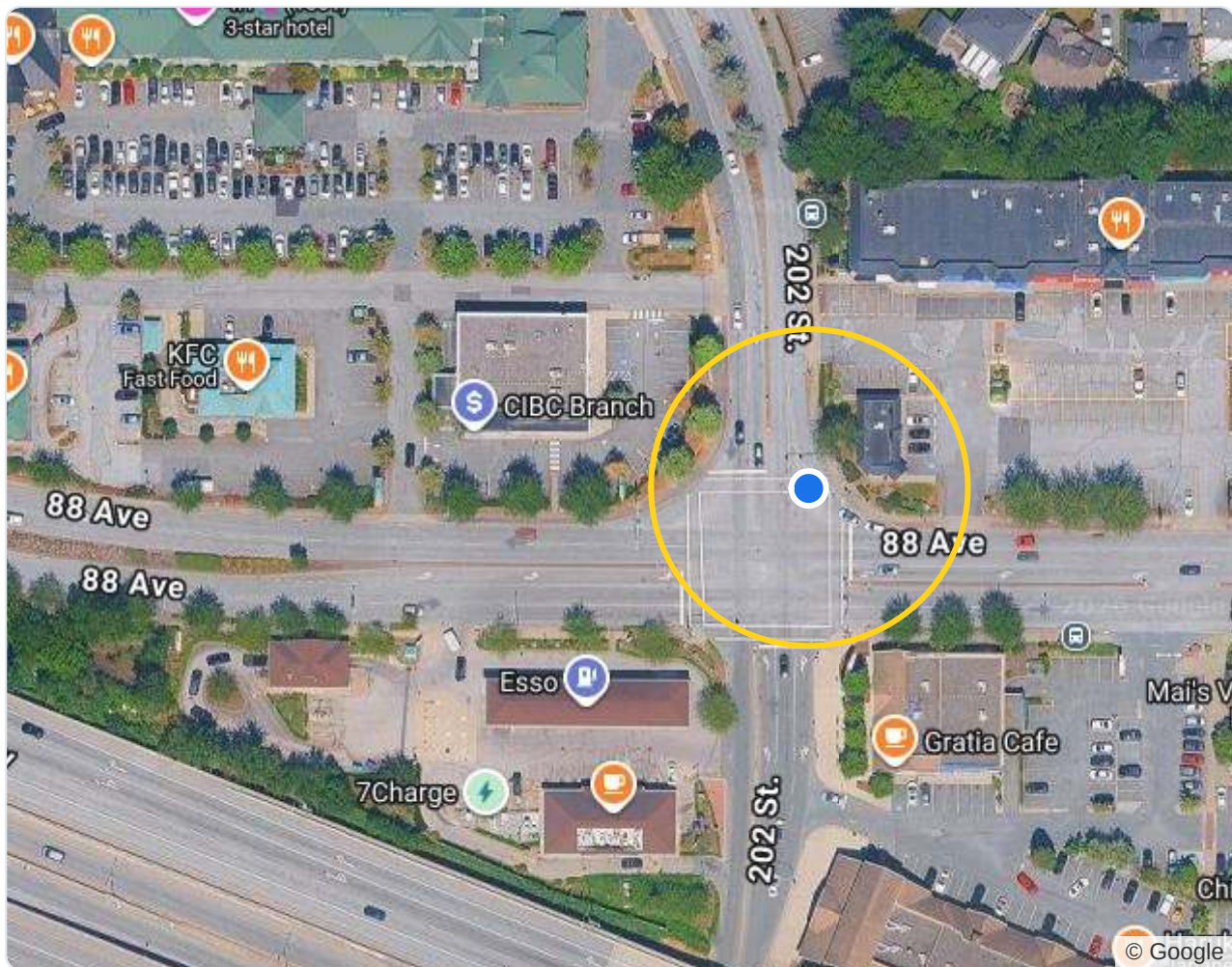
Amenities & Features

- ✓ Elevator
- ✓ Garden
- ✓ Recreation Center
- ✓ Exercise Centre
- ✓ In Suite Laundry
- ✓ Storage

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management
- ✓ Recreation Facility

Location



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RE/MAX Crest Realty · BC Condos & Homes Team

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