

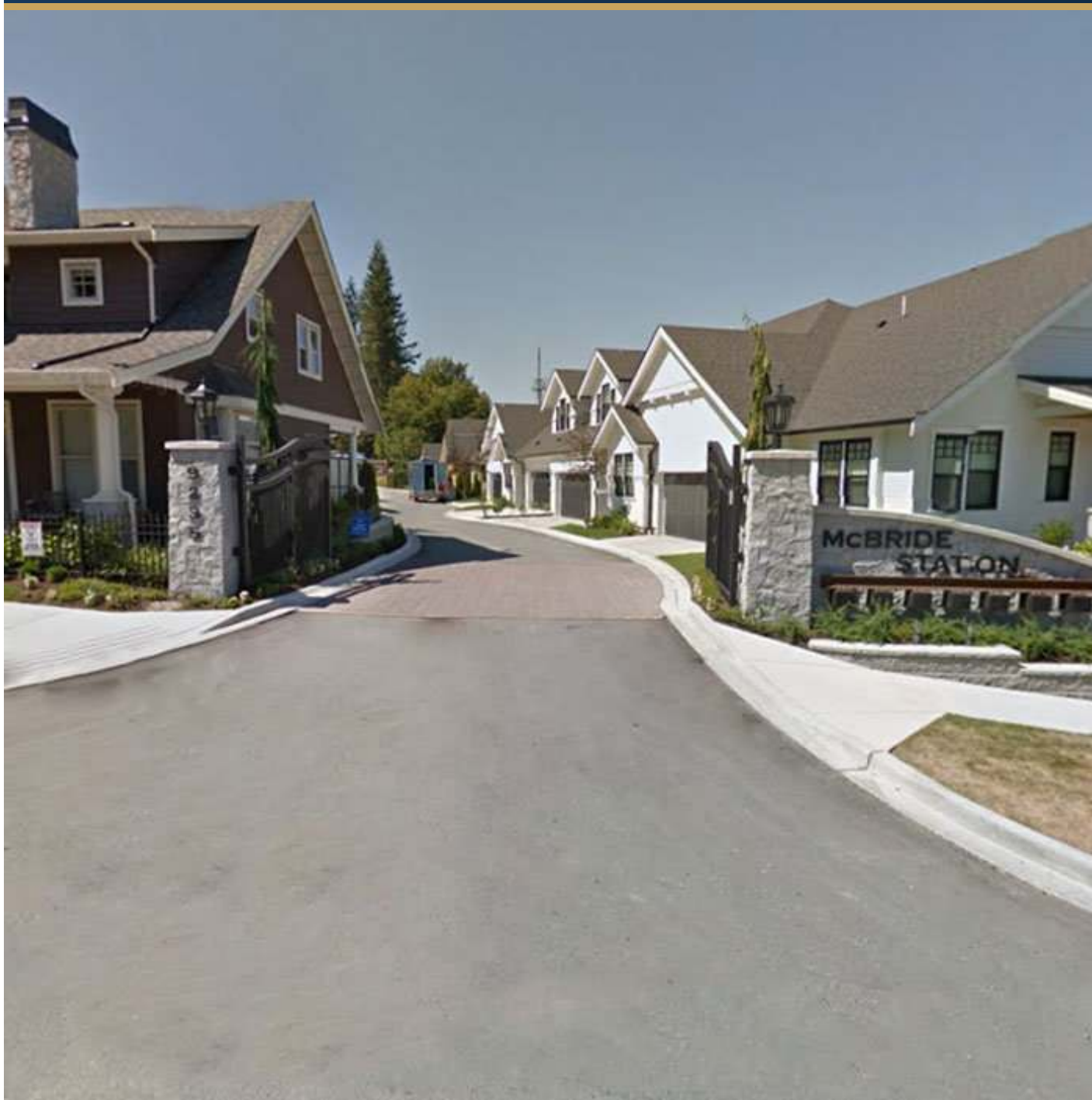
BUILDING BROCHURE

MCBRIDE STATION

9235 McBride St. · Langley, BC V1M 2R4 · Fort Langley



Scan to view online



1 FOR SALE
FROM \$1,650,000

1 SOLD · 12 MO
\$1,477,500–\$1,477,500



Unit Mix

3 Bedroom

1 unit
2,352 – 2,352 sf
from \$1,770,000

4 Bedroom

10 units
2,351 – 3,291 sf
from \$1,100,000

For Sale in McBride Station & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,650,000	4 / 4	3177 sf	\$519	51 9235 MCBRIDE STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,477,500	4 / 4ba	2576 sf	\$574	2026-06-05
\$1,827,000	4 / 4ba	2881 sf	\$634	2025-04-15
\$1,540,000	4 / 4ba	2522 sf	\$611	2024-11-14
\$1,770,000	3 / 3ba	2352 sf	\$753	2024-09-21

Value & Financing

Price Positioning

\$519 /sq ft

Active listings here average \$519/sf vs \$891/sf across Fort Langley.

42% below area average

Mortgage Snapshot

\$7,902 /mo

Entry price (from)	\$1,650,000
20% down payment	\$330,000
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT
2014

LEVELS
3

SUITES
52

CONSTRUCTION
Frame - Wood

EXTERIOR Stone	TITLE TO LAND Freehold Strata	STRATA PLAN EPS2102	DEVELOPER Lanstone Homes
MANAGEMENT Hugh & Mckinnon Realty Ltd.			

Overview

Mcbride Station at 9235 McBride Street, Langley, BC V1M, Canada, Strata Plan Number EPS2102, 3 level, 52 townhouse development, built in 2014. Maintenance fees include garbage pickup, gardening, management and snow removal. Crossroads are Mavis Avenue and McBride Street. Nearby parks include Fort Langley Park and Fort Langley National Historic Site. A brand new community located in the heart of historic Fort Langley. Enjoy easy access to shops and restaurants, and a wide range of outdoor activities in your private backyard. Constructed with authentic character homes modeled on local historical buildings and filled with contemporary features and finishes. A vibrant community thats carrying on good traditions and building a bright future. Enjoy the amenities include garden, greenhouse and playground.

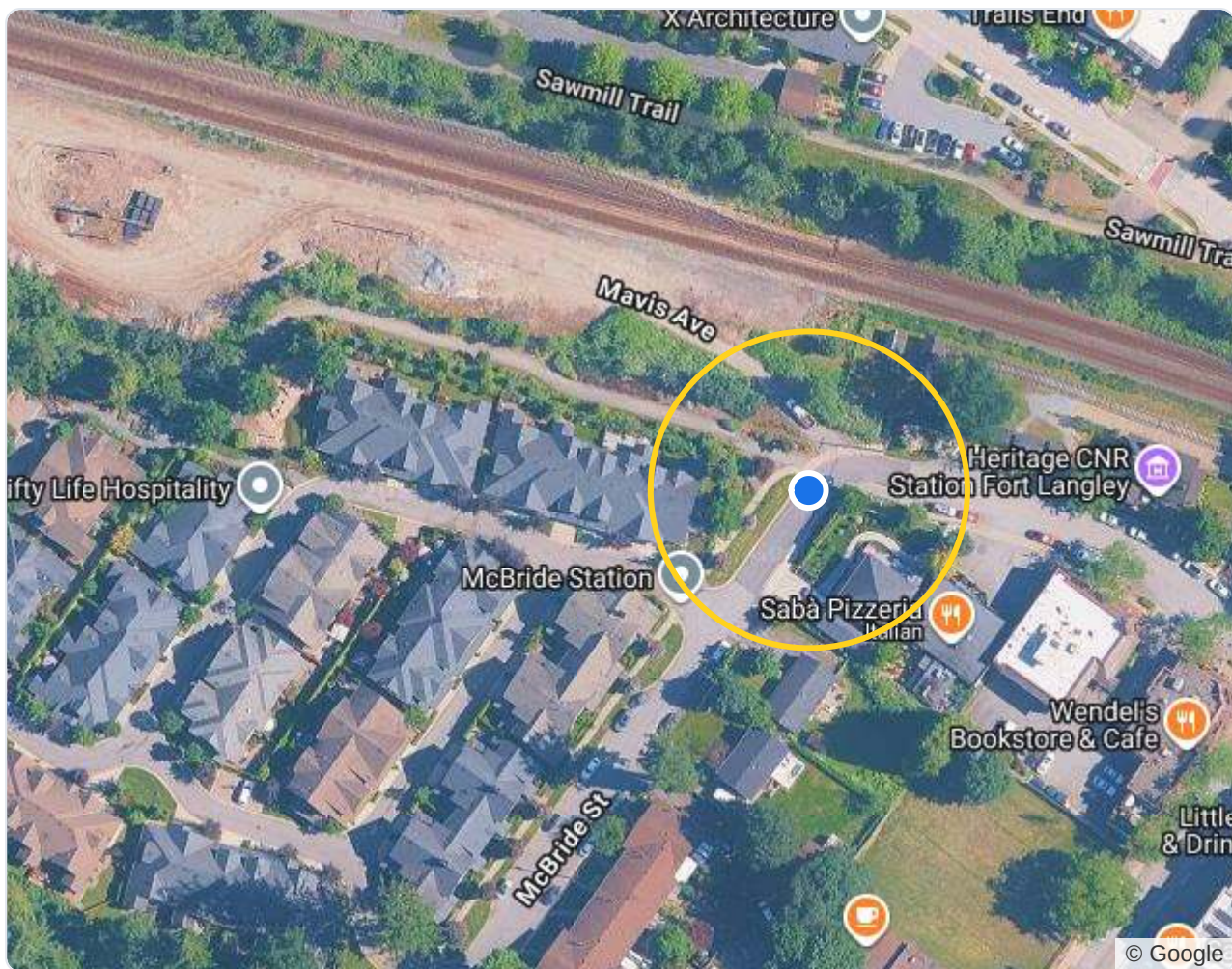
Amenities & Features

- ✓ Garden
- ✓ In Suite Laundry
- ✓ Green House
- ✓ Playground

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Management
- ✓ Gardening
- ✓ Snow Removal

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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