

BUILDING BROCHURE

WALNUT GROVE

9507 208th St. · Langley, BC V1M 2Z1 · Walnut Grove



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1 FOR SALE
FROM \$699,000

1 SOLD · 12 MO
\$710,000–\$710,000

12-MO SOLD TREND
-6.7

Unit Mix

3 Bedroom

5 units

1,289 – 1,363 sf

from \$682,500

For Sale in Walnut Grove & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$699,000	3 / 3	1305 sf	\$536	114 9507 208 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$710,000	3 / 3ba	1363 sf	\$521	2026-04-23
\$682,500	3 / 3ba	1340 sf	\$509	2024-11-11
\$765,000	3 / 3ba	1289 sf	\$593	2023-07-19
\$757,000	3 / 3ba	1304 sf	\$581	2023-07-19

Value & Financing

Price Positioning

\$536 /sq ft

Active listings here average \$536/sf vs \$620/sf across Walnut Grove.

14% below area average

Mortgage Snapshot

\$3,348 /mo

Entry price (from) \$699,000

20% down payment \$139,800

Rate / amortization 5.24% · 25 yr

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

YEAR BUILT 1988	LEVELS 2	SUITES 18	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN NWS2804	MANAGEMENT Self Managed

Overview

Yorkson Manor - 9507 208 Street Langley, BC V1M 2Z1, NWS2804 - Located in a quiet neighbourhood in Walnut Grove in Langley on 208 Street and 96 Avenue. This is a central location

that is within minutes to all your urban amenities including public transit, restaurants, coffee shops, Save-On-Foods, Elementary and Secondary schools, shopping, recreation, parks, medical services and more! Direct access to highways allows an easy commute to surrounding destinations including Surrey, downtown Vancouver and Chilliwack. Yorkson Manor is a small complex that offers 18 unique townhomes built in 1989 that are professionally managed by Goddard and Smith 604-534-7974. Most homes feature two floors, spacious floor plans, a cozy gas fireplace, radiant heating system, a private fenced backyard, a large patio area that is great for BBQ's and a detached garage. Yorkson Manor is a quiet and secure complex that backs onto a ravine greenbelt that can be seen from most backyards. This is a family oriented community that welcomes all ages, is pet friendly with restrictions and rentals are allowed with restrictions. Yorkson Manor offers comfortable townhome living in a great neighbourhood in Langley - Live here!

Amenities & Features

✓ None

Maintenance Fees Include

✓ Caretaker

✓ Gardening

✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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