

BUILDING BROCHURE

# ADLINGTON COURT - 4745 54A BUILDING

4745 54A St. · Ladner, BC V4K 2Z9 · Delta Manor



Scan to view online



**1** FOR SALE  
FROM \$499,000

**2** SOLD · 12 MO  
\$492,500-\$640,000

12-MO SOLD TREND  
24.9

# Unit Mix

|                                                                       |                                                                         |                                                                          |
|-----------------------------------------------------------------------|-------------------------------------------------------------------------|--------------------------------------------------------------------------|
| <b>1 Bedroom</b><br>18 units<br>705 – 899 sf<br><b>from \$392,000</b> | <b>2 Bedroom</b><br>17 units<br>895 – 1,240 sf<br><b>from \$490,000</b> | <b>3 Bedroom</b><br>7 units<br>1,462 – 2,072 sf<br><b>from \$650,000</b> |
|-----------------------------------------------------------------------|-------------------------------------------------------------------------|--------------------------------------------------------------------------|

# For Sale in Adlington Court - 4745 54a Building & Complex

1 currently active

| ASKING           | BEDS / BATHS | SIZE   | \$/SF | UNIT / ADDRESS      |
|------------------|--------------|--------|-------|---------------------|
| <b>\$499,000</b> | 1 / 1        | 760 sf | \$657 | 106 4745 54A STREET |

# Recently Sold in this Building

| SOLD PRICE       | BEDS    | SIZE    | \$/SF | DATE       |
|------------------|---------|---------|-------|------------|
| <b>\$640,000</b> | 2 / 2ba | 1144 sf | \$559 | 2026-04-02 |
| <b>\$492,500</b> | 1 / 1ba | 850 sf  | \$579 | 2026-02-25 |
| <b>\$490,000</b> | 1 / 1ba | 722 sf  | \$679 | 2025-08-26 |
| <b>\$935,000</b> | 3 / 3ba | 1512 sf | \$618 | 2025-07-27 |

# Value & Financing

|                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Price Positioning</b><br><br><b>\$657</b> /sq ft<br><br>Active listings here average <b>\$657/sf</b> vs <b>\$673/sf</b> across Delta Manor.<br><br><b>2% below area average</b> | <b>Mortgage Snapshot</b><br><br><b>\$2,390</b> /mo<br><br>Entry price (from) <b>\$499,000</b><br>20% down payment <b>\$99,800</b><br>Rate / amortization <b>5.24% · 25 yr</b><br><br><i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                  |                                                |                                      |                                                       |
|----------------------------------|------------------------------------------------|--------------------------------------|-------------------------------------------------------|
| <b>YEAR BUILT</b><br><b>1998</b> | <b>LEVELS</b><br><b>3</b>                      | <b>SUITES</b><br><b>63</b>           | <b>CONSTRUCTION</b><br><b>Frame - Wood</b>            |
| <b>EXTERIOR</b><br><b>Vinyl</b>  | <b>TITLE TO LAND</b><br><b>Freehold Strata</b> | <b>STRATA PLAN</b><br><b>LMS2857</b> | <b>MANAGEMENT</b><br><b>Wynford Strata Management</b> |

## Overview

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Adlington Court - 4745 54A Street Delta, BC V4K 2Z9, LMS2857 - located in a quiet complex on 54A Street and 58 Avenue in a popular neighbourhood in Delta. This location is within steps to Safeway, London Drugs, Save-On-Foods, elementary and secondary schools, recreation, shopping, restaurants, coffee shops, church, medical services and much more! Direct access to highways allows an easy commute to Surrey, Richmond, downtown Vancouver and other surrounding destinations. Adlington Court offers 63 luxury condos built in 1997 that are professionally managed. Most homes feature cozy gas fireplaces, 9' ceilings, insuite storage, insuite laundry, galley style kitchens and spacious decks that boast gorgeous views of the North Shore Mountains from most units. This is a well maintained building with additional features including secured parking, visitor parking, storage lockers, guest suite, recreation facilities and a beautiful garden courtyard. Adlington Court is a family oriented community that welcomes all ages, is pet friendly with restrictions and rentals are allowed with restrictions. This is a multiple address complex including 4745, 4747 and 4749 54A Avenue. This is comfortable condo living in a quiet and safe building in a great area in Delta - Live at Adlington Court!

## Amenities & Features

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✓ None

## Maintenance Fees Include

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✓ Gardening

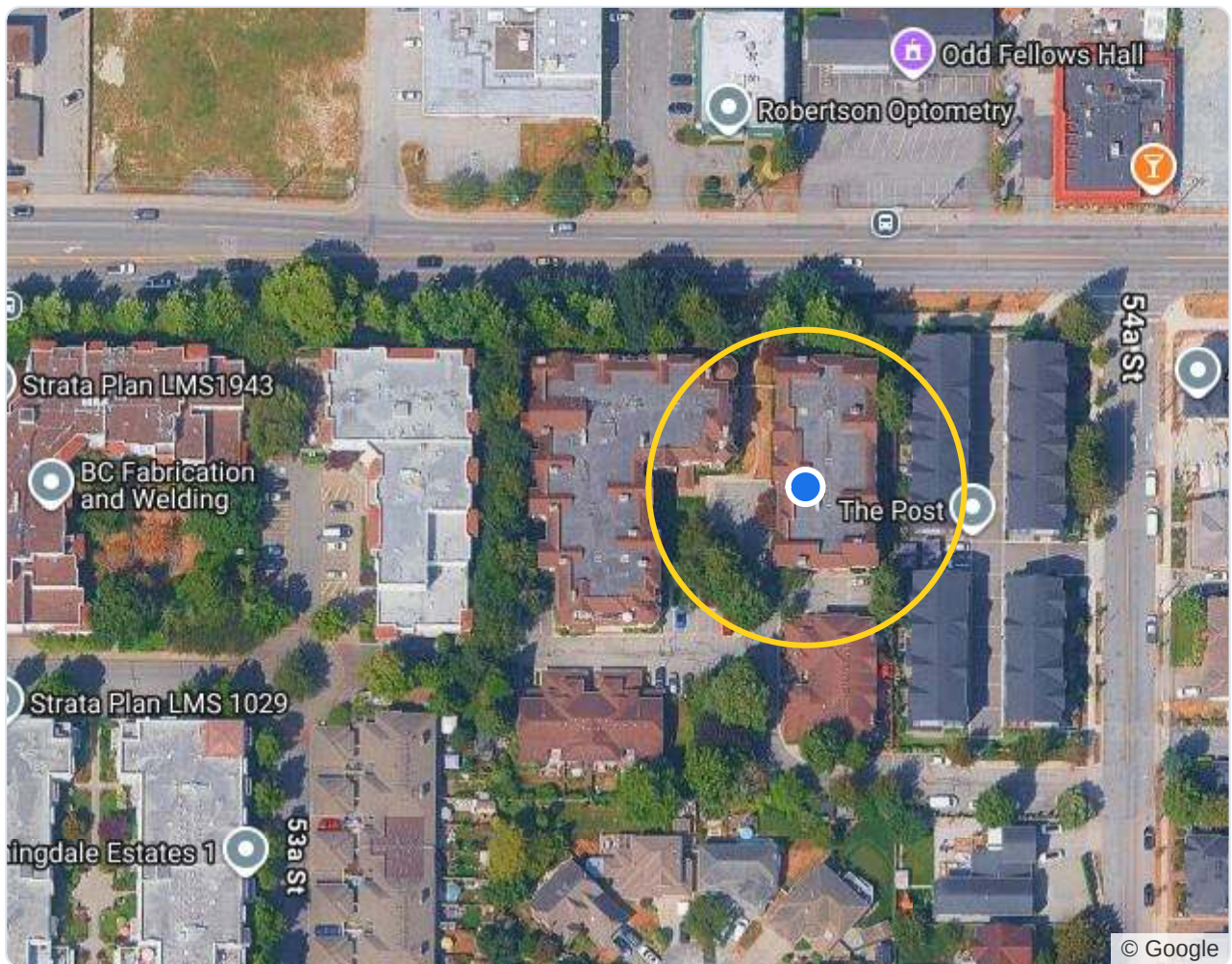
✓ Hot Water

✓ Gas

✓ Management



## Location



**Les Twarog**

RE/MAX Crest Realty · BC Condos & Homes Team

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