

BUILDING BROCHURE

ARBOREL PARK

8089 209th St. · Langley, BC V2Y 0B1 · Willoughby Heights



Scan to view online



1 FOR SALE
FROM \$1,085,000

2 SOLD · 12 MO
\$871,270–\$965,000

12-MO SOLD TREND
-5.8

Unit Mix

3 Bedroom

1 unit
1,926 – 1,926 sf
from \$945,000

4 Bedroom

20 units
1,731 – 2,172 sf
from \$662,000

For Sale in Arborel Park & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,085,000	4 / 4	1942 sf	\$559	31 8089 209 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$871,270	4 / 4ba	1882 sf	\$463	2026-06-13
\$965,000	4 / 4ba	2026 sf	\$476	2026-03-08
\$948,000	4 / 4ba	1881 sf	\$504	2025-04-24
\$935,000	4 / 4ba	1731 sf	\$540	2025-02-14

Value & Financing

Price Positioning

\$559 /sq ft

Active listings here average **\$559/sf** vs **\$656/sf** across Willoughby Heights.

15% below area average

Mortgage Snapshot

\$5,196 /mo

Entry price (from) **\$1,085,000**

20% down payment **\$217,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2008	LEVELS 3	SUITES 82	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN BCS2285	MANAGEMENT Alliance Real Estate Group Inc

Overview

Arborel Park - 8089 209 St, Langley, BC V2Y 0A3, BCS2285. Located on 209 Street and 84 Avenue in a quiet neighbourhood of Willoughby Heights. Property built in 2008, offers 82 homes that are well maintained and professionally managed by Awm Alliance: 604-685-3227. 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 Property include club house, exercise centre, garden, in-suite laundry, outdoor pool, swirl pool, and playground. Restrictions of Property include two pets. »

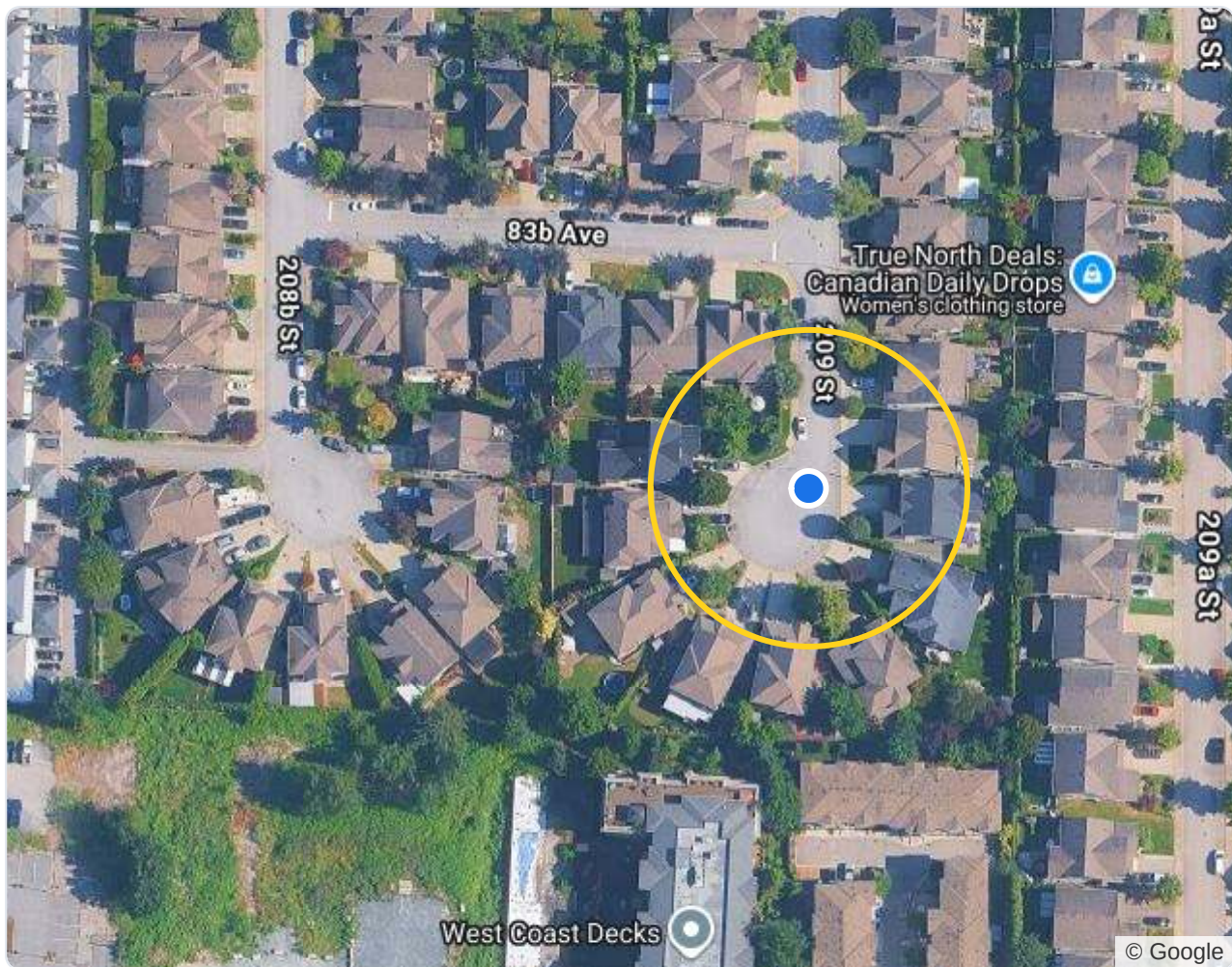
Amenities & Features

- | | |
|---------------------|-------------------|
| ✓ Club House | ✓ Exercise Centre |
| ✓ Playground | ✓ Pool; Outdoor |
| ✓ Swirlpool/hot Tub | |

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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