

BUILDING BROCHURE

CREEKSIDE VILLAS

5438 198 St. · Langley, BC V3A 1G2 · Langley City



Scan to view online



1 FOR SALE
FROM \$545,000

5 SOLD · 12 MO
\$435,000–\$470,000



Unit Mix

1 Bedroom

2 units
625 – 625 sf
from \$344,500

2 Bedroom

27 units
813 – 889 sf
from \$382,000

3 Bedroom

1 unit
1,074 – 1,074 sf
from \$545,000

For Sale in Creekside Villas & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$545,000	3 / 2	1074 sf	\$507	213 5438 198 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$435,000	2 / 2ba	852 sf	\$511	2026-08-20
\$435,000	2 / 1ba	815 sf	\$534	2026-06-28
\$445,000	2 / 2ba	889 sf	\$501	2026-06-09
\$468,000	2 / 2ba	850 sf	\$551	2026-04-08

Value & Financing

Price Positioning

\$507 /sq ft

Active listings here average **\$507/sf** vs **\$580/sf** across Langley City.

13% below area average

Mortgage Snapshot

\$2,610 /mo

Entry price (from)	\$545,000
20% down payment	\$109,000
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 59	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN BCS1314	

Overview

Welcome to Creekside Villas. Creekside Villas is a 59-home strata residence located at 5438 198 Street in Langley, in the Langley City neighbourhood. It sits near the intersection of 198 Street & 54 Avenue. Completed in 2005. It is registered under Strata Plan BCS1314 and held as Freehold Strata.

Residents enjoy garage underground parking and baseboard / electric heating.

Set in Langley City, Langley, Creekside Villas offers shopping, a central location and recreation nearby. Explore floor plans, prices, availability, MLS listings and full building details on

Amenities & Features

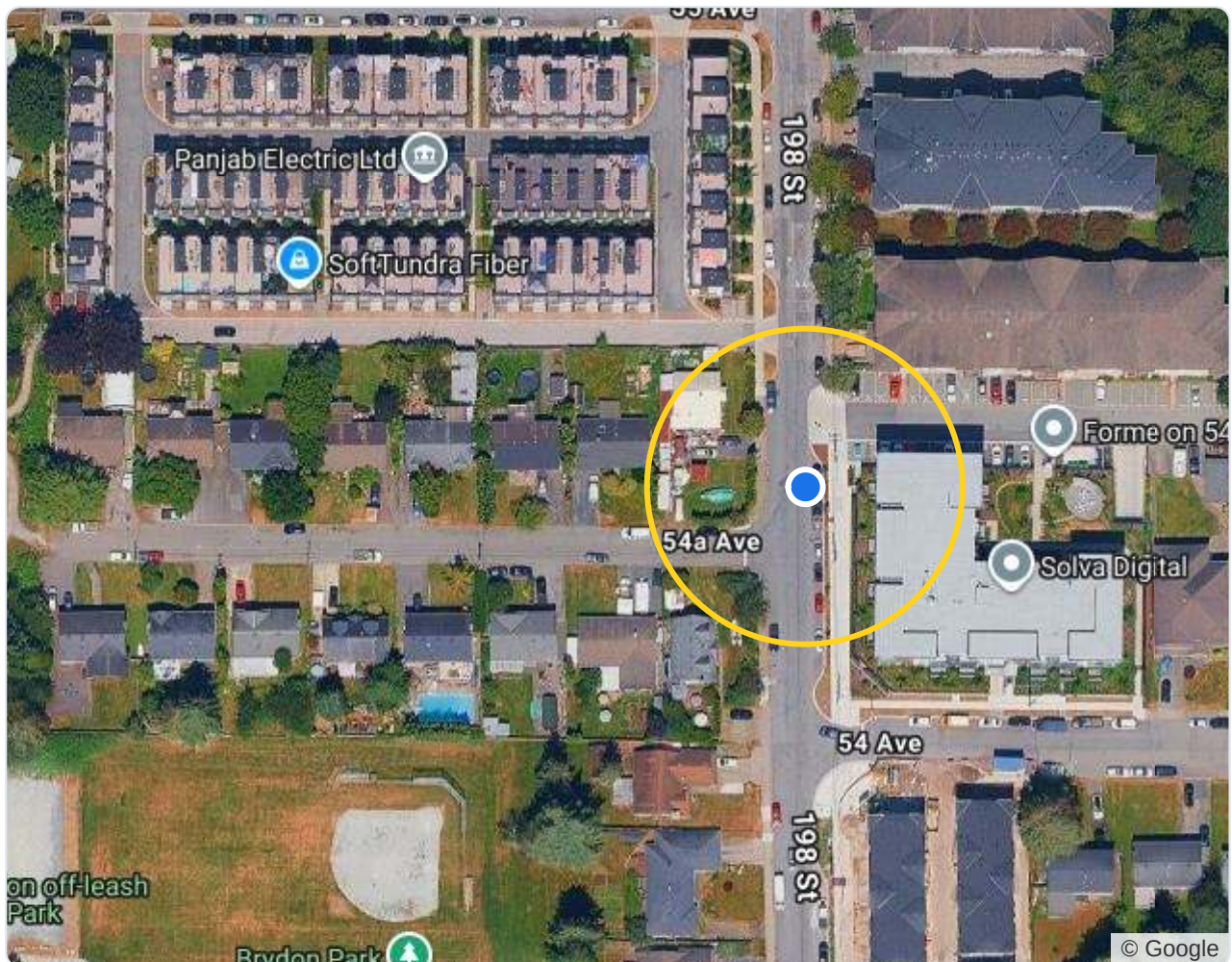
✓ None

Maintenance Fees Include

✓ Garbage Pickup
✓ Management

✓ Hot Water

Location



Les Twarog

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