

BUILDING BROCHURE

GOLDEN RIDGE

8855 212th St. · Langley, BC V1M 2G8 · Walnut Grove



Scan to view online



1 FOR SALE
FROM \$749,900

12-MO SOLD TREND
-3

Unit Mix

2 Bedroom

18 units
1,286 – 1,677 sf
from \$547,500

3 Bedroom

2 units
1,568 – 1,600 sf
from \$829,900

For Sale in Golden Ridge & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$749,900	2 / 3	1624 sf	\$462	21 8855 212 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$800,000	2 / 3ba	1585 sf	\$505	2025-05-16
\$813,500	2 / 2ba	1620 sf	\$502	2025-04-03
\$778,000	2 / 2ba	1302 sf	\$598	2024-11-02
\$650,000	2 / 2ba	1302 sf	\$499	2024-05-14

Value & Financing

Price Positioning

\$462 /sq ft

Active listings here average **\$462/sf** vs **\$651/sf** across Walnut Grove.

29% below area average

Mortgage Snapshot

\$3,591 /mo

Entry price (from)	\$749,900
20% down payment	\$149,980
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1992	LEVELS 2	SUITES 45	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS16	MANAGEMENT Strataco Management Ltd.

Overview

Golden Ridge 8855 212 St, Langley, BC V1M 2E2, Canada . Golden Ridge is located on 212th Street and 88th Avenue in a convenient neighbourhood of Langley. Built in 1992, Golden Ridge offers 45 homes that are well maintained and professionally managed by Strataco: 604-294-4141. Golden Ridge recently underwent a renovation in 2007 which included new fencing and a new roof. Golden Ridge has a club house and allows rentals and two pets with restrictions. This is a prime location just minutes away from Walnut Grove Community Centre, Japan Sushi, Save On Foods, and Panago Pizza. Transit and major routes are close by and within walking distance.

Amenities & Features

✓ Club House

✓ In Suite Laundry

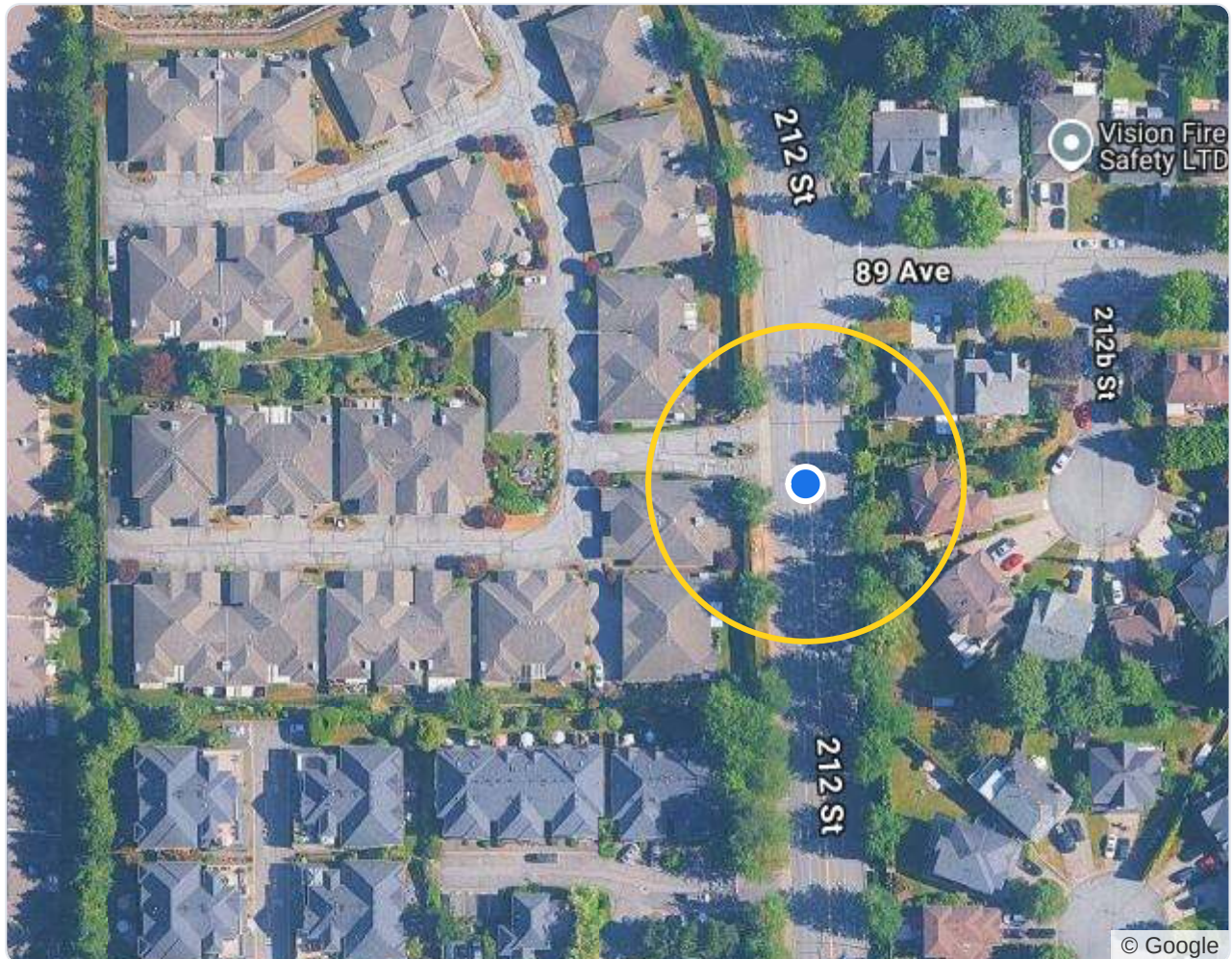
Maintenance Fees Include

✓ Garbage Pickup

✓ Gardening

✓ Management

Location



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