

# HIGHLAND RIDGE - 8890 WALNUT GROVE BUILDING

8890 Walnut Grove Dr. · Langley, BC V1M 3W4 · Walnut Grove



Scan to view online



**1** FOR SALE  
FROM \$729,900

**6** SOLD · 12 MO  
\$695,000-\$753,750



## Unit Mix

### 2 Bedroom

5 units  
1,072 – 1,221 sf  
**from \$534,500**

### 3 Bedroom

25 units  
1,308 – 1,761 sf  
**from \$523,000**

### 4 Bedroom

3 units  
1,517 – 1,595 sf  
**from \$753,750**

# For Sale in Highland Ridge - 8890 Walnut Grove Building & Complex

1 currently active

| ASKING    | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS             |
|-----------|--------------|---------|-------|----------------------------|
| \$729,900 | 3 / 2        | 1330 sf | \$549 | 67 8890 WALNUT GROVE DRIVE |

## Recently Sold in this Building

| SOLD PRICE | BEDS    | SIZE    | \$/SF | DATE       |
|------------|---------|---------|-------|------------|
| \$700,000  | 3 / 2ba | 1550 sf | \$452 | 2026-07-11 |
| \$753,750  | 4 / 3ba | 1586 sf | \$475 | 2026-04-15 |
| \$695,000  | 3 / 2ba | 1373 sf | \$506 | 2026-04-02 |
| \$700,000  | 3 / 2ba | 1578 sf | \$444 | 2026-03-18 |

## Value & Financing

### Price Positioning

**\$549** /sq ft

Active listings here average **\$549/sf** vs **\$642/sf** across Walnut Grove.

14% below area average

### Mortgage Snapshot

**\$3,496** /mo

Entry price (from) **\$729,900**

20% down payment **\$145,980**

Rate / amortization **5.24% · 25 yr**

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

|                           |                                         |                               |                                                           |
|---------------------------|-----------------------------------------|-------------------------------|-----------------------------------------------------------|
| YEAR BUILT<br><b>1996</b> | LEVELS<br><b>3</b>                      | SUITES<br><b>74</b>           | CONSTRUCTION<br><b>Frame - Wood</b>                       |
| EXTERIOR<br><b>Vinyl</b>  | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>LMS2222</b> | MANAGEMENT<br><b>Strataforce Management Solutions Inc</b> |

## Overview

Highland Ridge 8890 Walnut Grove Dr, Langley, BC V1M 3W4, Canada LMS2222. Highland Ridge is located on Walnut Grove Drive and 88th Avenue in a convenient neighbourhood of Langley. Built in 1996, Highland Ridge offers 74 homes that are well maintained and professionally managed by Southview Property Mangement: 604-270-8811. 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. Highland Ridge has in suite laundry, and allows rentals and two pets with restrictions.ï»¿

## Amenities & Features

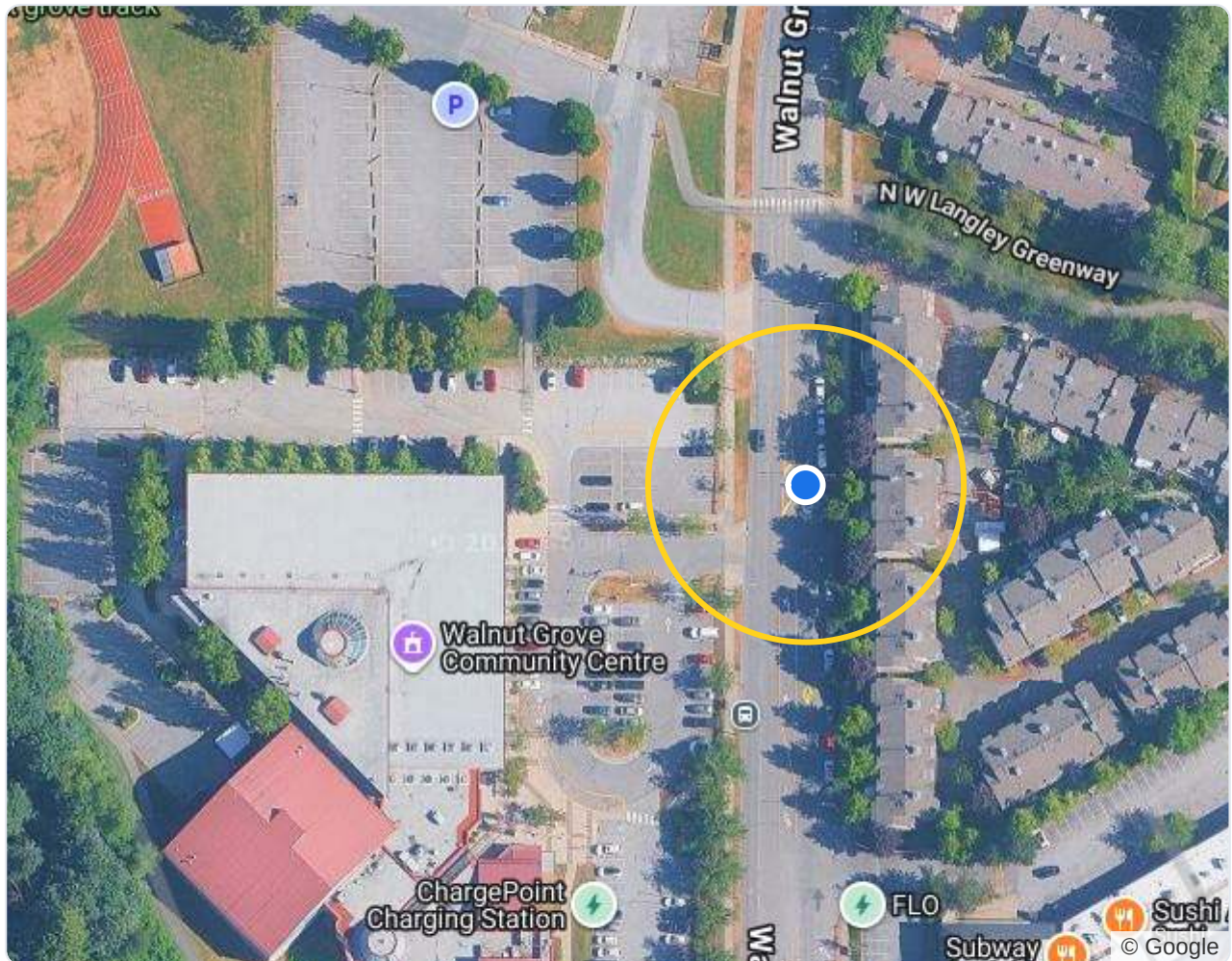
✓ In Suite Laundry

## Maintenance Fees Include

✓ Gardening

✓ Management

## Location



**Les Twarog**

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



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