

KENSINGTON VILLAGE

20788 87th Ave. · Langley, BC V1M 3W7 · Walnut Grove



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3 FOR SALE
FROM \$719,000

1 SOLD · 12 MO
\$848,000–\$848,000



Unit Mix

3 Bedroom

3 units
2,087 – 2,323 sf
from \$652,500

4 Bedroom

13 units
1,957 – 2,786 sf
from \$719,000

For Sale in Kensington Village & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$859,888	4 / 3	2188 sf	\$393	14 20788 87 AVENUE
\$850,000	4 / 3	2191 sf	\$388	24 20788 87 AVENUE
\$719,000	4 / 3	2238 sf	\$321	36 20788 87 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$848,000	4 / 3ba	2314 sf	\$366	2026-05-29
\$965,000	4 / 3ba	2040 sf	\$473	2025-08-21
\$980,000	4 / 3ba	2187 sf	\$448	2025-02-25
\$938,000	4 / 3ba	1957 sf	\$479	2024-05-13

Value & Financing

Price Positioning

\$367 /sq ft

Active listings here average **\$367/sf** vs **\$641/sf** across Walnut Grove.

43% below area average

Mortgage Snapshot

\$3,443 /mo

Entry price (from)	\$719,000
20% down payment	\$143,800
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1996	LEVELS 3	SUITES 62	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS2439	MANAGEMENT Gateway Property Management

Overview

Kensington Village 20788 87 Ave, Langley, BC V1M 3W7, Canada LMS2439. Kensington is located on 87th Avenue and 208th Street in a convenient neighbourhood of Langley. Built in 1996, Kensington Village offers 62 homes that are well maintained and professionally managed by Crosby Property Management: 604-683-8900. 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. Kensington Village has in suite laundry, and allows rentals and two pets with restrictions. »

Amenities & Features

✓ None

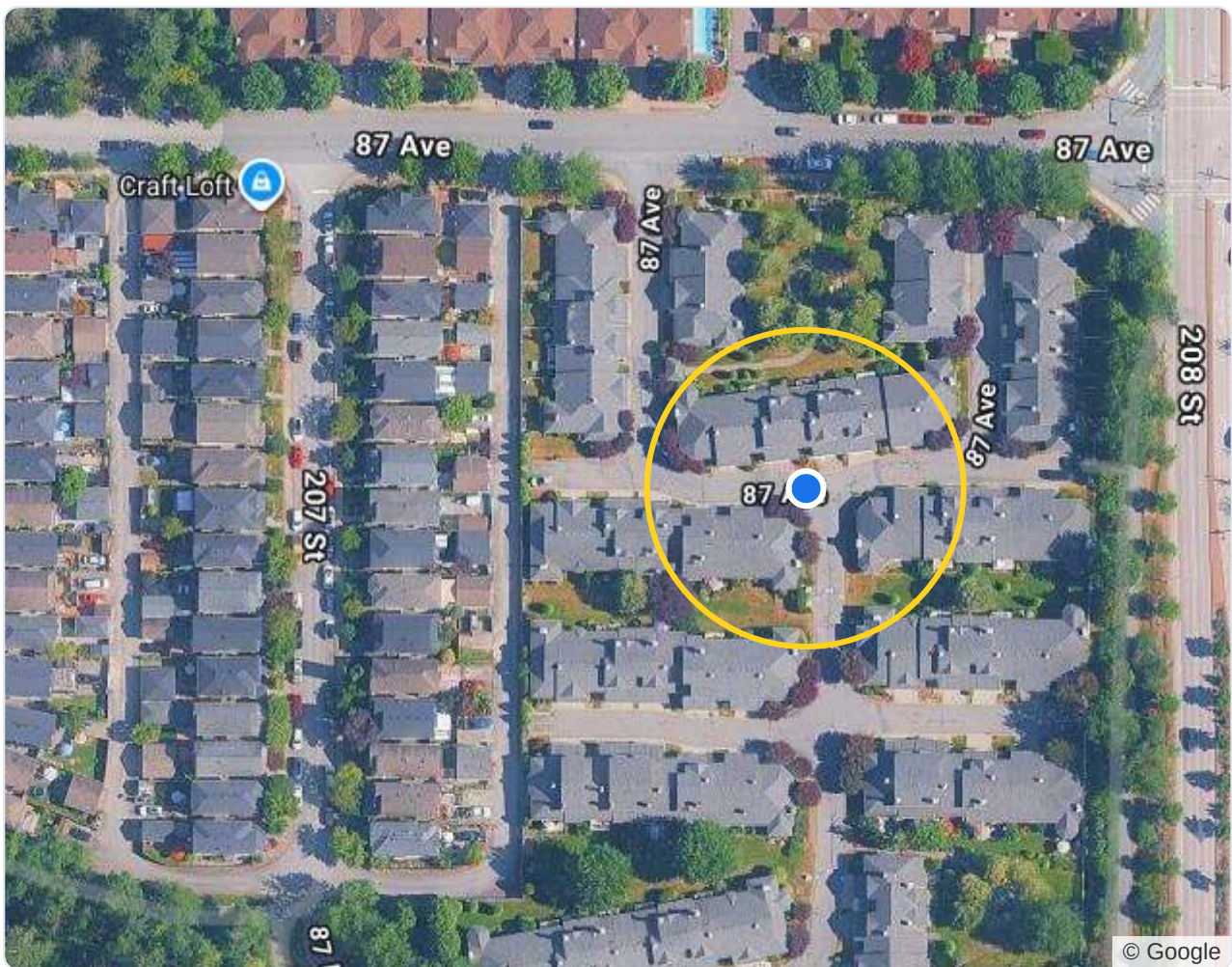
Maintenance Fees Include

✓ Garbage Pickup

✓ Gardening

✓ Management

Location



Les Twarog

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