

PIONEER PLACE - 5499 203 BUILDING

5499 203 St. · Langley, BC V3A 1W1 · Langley City



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3 FOR SALE
FROM \$362,900



Unit Mix

1 Bedroom

12 units
814 – 862 sf
from \$275,000

2 Bedroom

6 units
942 – 1,225 sf
from \$463,000

For Sale in Pioneer Place - 5499 203 Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$499,900	2 / 2	1225 sf	\$408	206 5499 203 STREET
\$389,000	1 / 1	831 sf	\$468	307 5499 203 STREET
\$362,900	1 / 1	815 sf	\$445	309 5499 203 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$483,000	1 / 1ba	862 sf	\$560	2024-12-30
\$425,000	1 / 1ba	816 sf	\$521	2024-06-24
\$399,000	1 / 1ba	862 sf	\$463	2024-06-12
\$520,000	2 / 2ba	945 sf	\$550	2023-10-17

Value & Financing

Price Positioning

\$440 /sq ft

Mortgage Snapshot

\$1,738 /mo

Active listings here average **\$440/sf** vs **\$1185/sf** across Langley City.

63% below area average

Entry price (from) **\$362,900**
20% down payment **\$72,580**
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 26	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS2702	MANAGEMENT Nai Goddard & Smith

Amenities & Features

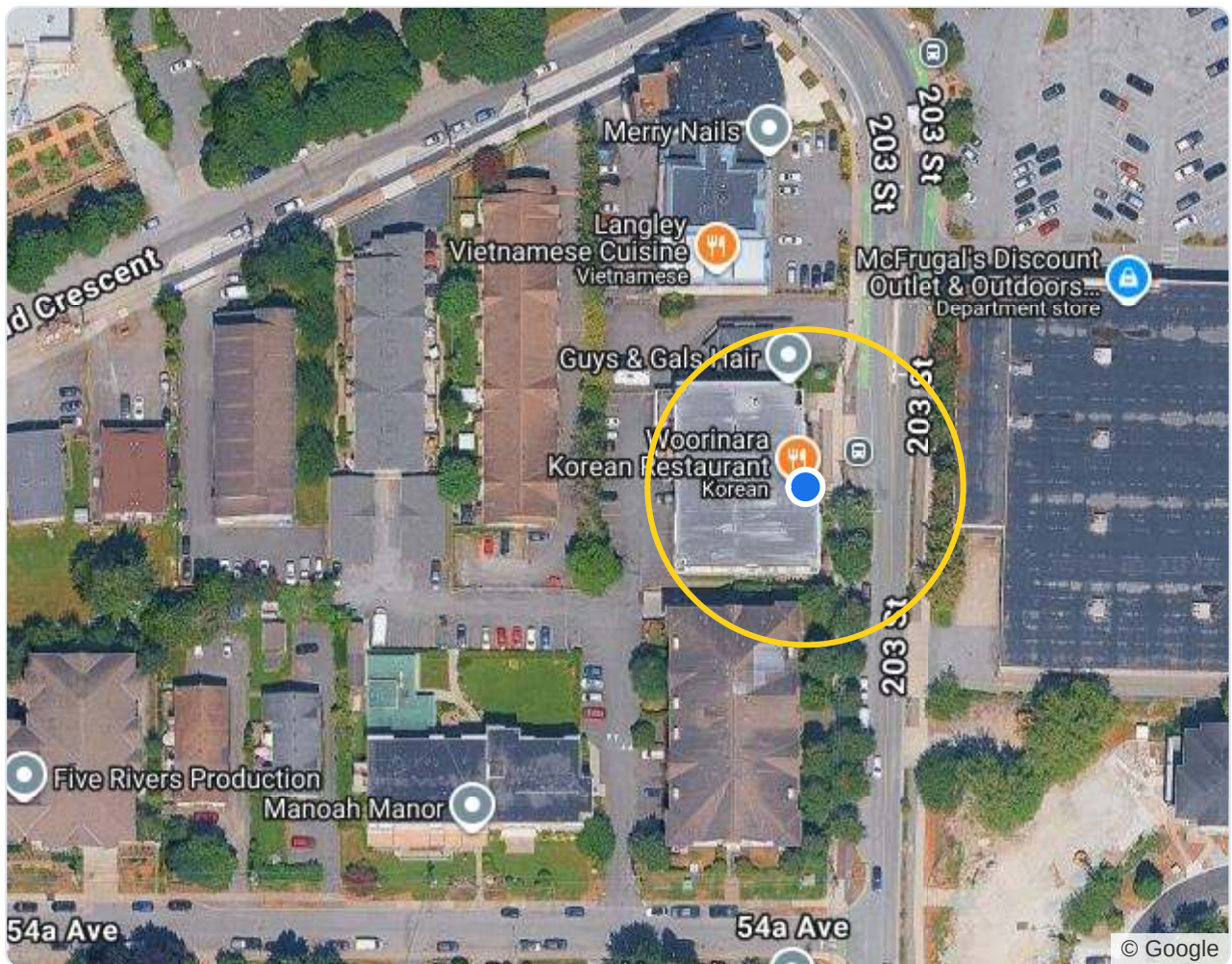
✓ In Suite Laundry

Maintenance Fees Include

✓ Garbage Pickup
✓ Management

✓ Gardening

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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



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