

BUILDING BROCHURE

PIONEER PLACE - 5499 203RD BUILDING

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



Scan to view online



3 FOR SALE
FROM \$362,900

12-MO SOLD TREND
34.9

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 203rd 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

Active listings here average **\$440/sf** vs **\$579/sf** across Langley City.

24% below area average

Mortgage Snapshot

\$1,738 /mo

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 4	SUITES 26	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS2702	MANAGEMENT Confidential

Overview

Pioneer Place - 5499 203 Street Langley, BC V3A 1W1, LMS2702 - Located in a desirable area in Langley on 203 Street and Michaud Crescent. This is a central location that is close to all urban amenities including public transit, restaurants, schools at all levels, medical services, Valley Centre Shopping, Cascades Casino, Sendell Gardens, recreation, parks and much more! Direct access to highways allows an easy commute to surrounding destinations including Surrey, Abbotsford and

downtown Vancouver. Pioneer Place offers 26 luxury homes built in 1996 that are professionally managed by Goddard and Smith 604-534-7974. Homes feature spacious living areas, large windows to brighten your home, insuite laundry, walk-in closets and oversized balconies that are great for BBQ's and entertainment. Pioneer Place is a well maintained building with quality finishing and detail including rainscreen technology. Other building features include elevators, wheelchair access, a bike room, extra storage, covered parking and visitor parking. The ground level suites are made up of convenient retail spaces. Pioneer Place is a family oriented community that welcomes all ages, is pet friendly and rentals are allowed. This is condo living at its finest in a great location - Live here at Pioneer Place!

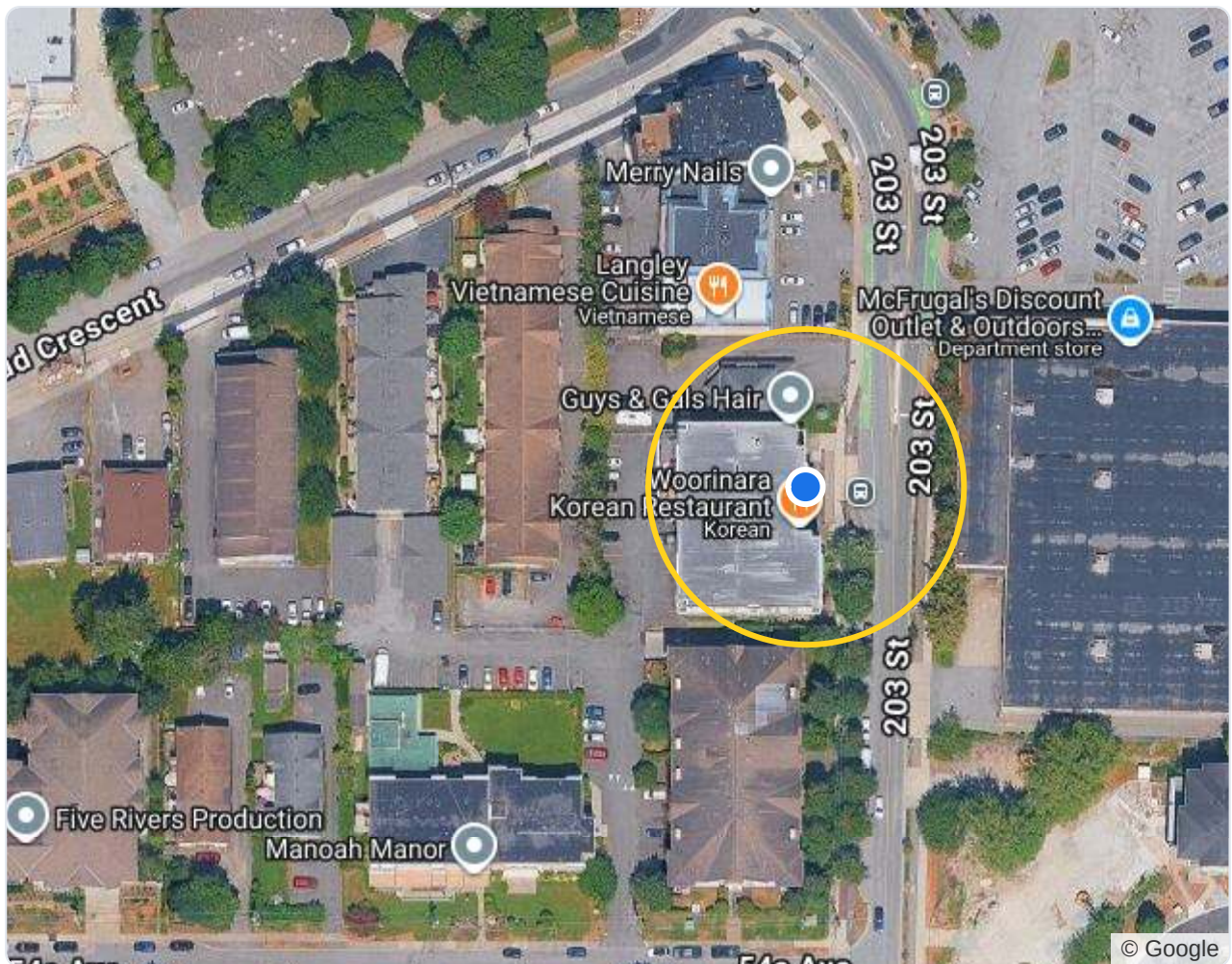
Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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



Book a Viewing
scan or call