

BUILDING BROCHURE

SPENCER GREEN

21138 88th Ave. · Langley, BC V1M 2G7 · Walnut Grove



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1 FOR SALE
FROM \$799,900

5 SOLD · 12 MO
\$725,000–\$850,000



Unit Mix

3 Bedroom

27 units
1,545 – 1,719 sf
from \$574,000

For Sale in Spencer Green & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$799,900	3 / 3	1618 sf	\$494	83 21138 88 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$820,000	3 / 3ba	1594 sf	\$514	2026-06-11
\$725,000	3 / 3ba	1546 sf	\$469	2026-05-20
\$810,000	3 / 3ba	1648 sf	\$492	2026-01-30
\$835,000	3 / 3ba	1636 sf	\$510	2026-01-23

Value & Financing

Price Positioning

\$494 /sq ft

Active listings here average **\$494/sf** vs **\$638/sf** across Walnut Grove.

23% below area average

Mortgage Snapshot

\$3,831 /mo

Entry price (from) **\$799,900**

20% down payment **\$159,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT
1991

LEVELS
2

SUITES
97

CONSTRUCTION
Frame - Wood

EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN NWS3323	DEVELOPER Polygon
MANAGEMENT Dwell Property Management			

Overview

Spencer Green - 21138 88 Street Langley, BC V1M 2G7 - Located in the Walnut Grove area in Langley on 88 Avenue and 210 Street. Spencer Green offers 97 luxury townhomes built by Polygon in 1991 that are professionally managed. This is a prime location close to bus stops, Save-On-Foods, Starbucks, Walnut Grove Community Centre, restaurants, all your shopping needs, medical clinic, recreation, Forest Hill Park and much more! Direct access to major transportation routes including the Trans-Canada Highway, allows an easy commute to surrounding destinations. These are duplex style townhomes where most feature spacious living areas, gas fireplaces, in-floor heating, vaulted ceilings, in-suite laundry, plenty of windows to brighten your home and lots of storage throughout. Other features include double garage with extra space, large private backyards that are great for relaxing and lovely patio areas. Spencer Green is a well maintained gated complex with walkways where residents are able to stroll through manicured gardens and beautiful landscaping. The entire complex has recent updates including new roofing and gutters in 2009. Spencer Green offers a clubhouse, exercise centre, hot tub, heated outdoor pool, pitching green, garden patio, hobby room and a workshop. Spencer Green offers a private and secure setting with comfortable townhome living that is ideal for those looking to downsize or a place to retire - Live here today!

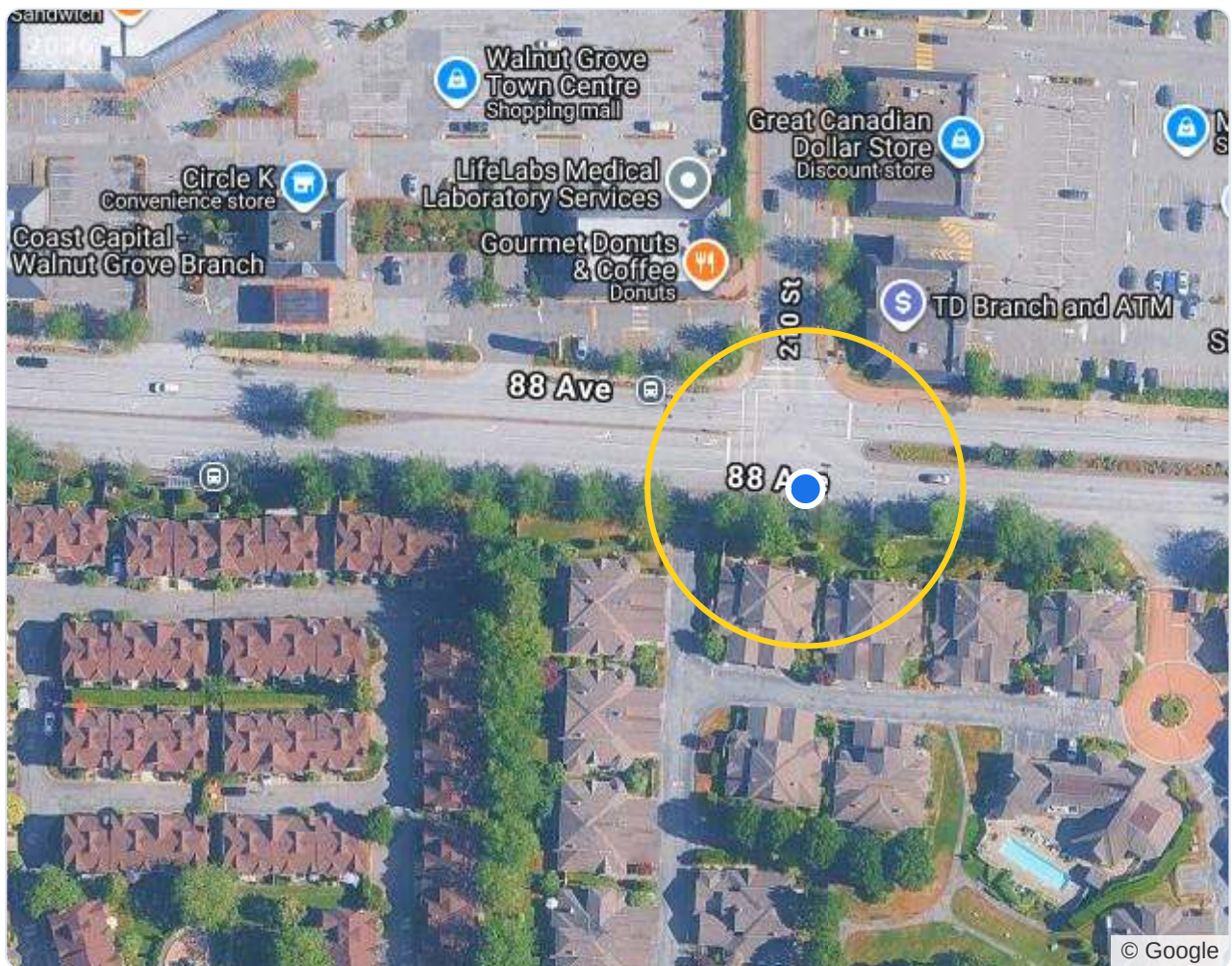
Amenities & Features

- ✓ Club House
- ✓ Pool; Outdoor
- ✓ Swirlpool/hot Tub
- ✓ In Suite Laundry
- ✓ Recreation Center
- ✓ Workshop Attached

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Recreation Facility
- ✓ Garbage Pickup
- ✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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



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