

BUILDING BROCHURE

STATION 54

5465 203rd St. · Langley, BC V3A 9L8 · Langley City



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3 FOR SALE
FROM \$419,000



Unit Mix

1 Bedroom

11 units
700 – 844 sf
from \$315,000

2 Bedroom

6 units
700 – 979 sf
from \$449,900

For Sale in Station 54 & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$449,900	2 / 2	739 sf	\$609	313 5465 203 STREET
\$429,900	1 / 2	836 sf	\$514	306 5465 203 STREET
\$419,000	1 / 1	700 sf	\$599	209 5465 203 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$428,000	1 / 1ba	717 sf	\$597	2025-03-15
\$570,000	2 / 2ba	979 sf	\$582	2024-10-21
\$540,000	2 / 2ba	762 sf	\$709	2024-10-12
\$467,500	1 / 2ba	844 sf	\$554	2024-06-13

Value & Financing

Price Positioning

\$574 /sq ft

Active listings here average **\$574/sf** vs **\$581/sf** across Langley City.

In line with the area

Mortgage Snapshot

\$2,007 /mo

Entry price (from)	\$419,000
20% down payment	\$83,800
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2004	LEVELS 4	SUITES 50	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN BCS917	MANAGEMENT Nai Goddard & Smith

Overview

Station 54 - 5465 203 Street Langley, BC V3A 9L8, BCS917 - Located in the heart of Langley City on 203 Street and 54 Avenue. Station 54 offers 50 homes built in 2004 that are professionally managed. This is a convenient location close to transit, restaurants, Kwantlen University, elementary and secondary schools, medical services, recreation, parks, Cascades Casino, shopping and more! Direct access to highways allows an easy commute to surrounding

destinations including downtown Vancouver, YVR and Surrey. Most homes feature open floor plans, cozy fireplaces, 9' ceilings, insuite laundry, gourmet kitchens with island and eating bar and spacious balconies off of top units that boast gorgeous views of the city and mountains. Ground units feature private patios and fenced backyards which is accessible from a private gate. This is a well maintained four level building that is constructed with quality finishing and details including rainscreen technology. Other features include wheelchair access, elevator, storage lockers, secure underground parking and visitor parking. Station 54 welcomes all ages, is pet friendly and rentals are allowed with restrictions. This is a sought after location that offers condo living at its best - Live at Station 54!

Amenities & Features

- | | |
|--------------------|---------------------|
| ✓ Bike Room | ✓ Elevator |
| ✓ In Suite Laundry | ✓ Wheelchair Access |

Maintenance Fees Include

- | | |
|------------------|--------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Hot Water | ✓ Management |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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



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