

BUILDING BROCHURE

TWIN LAKES - 20655 88TH BUILDING

20655 88th Ave. · Langley, BC V1M 2M5 · Walnut Grove



Scan to view online



1 FOR SALE
FROM \$888,800

1 SOLD · 12 MO
\$925,000-\$925,000



Unit Mix

2 Bedroom

16 units

1,296 – 1,617 sf

from \$605,000

For Sale in Twin Lakes - 20655 88th Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$888,800	2 / 2	1446 sf	\$615	313 20655 88 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$925,000	2 / 2ba	1489 sf	\$621	2026-04-28
\$920,000	2 / 2ba	1516 sf	\$607	2025-06-13
\$956,000	2 / 2ba	1531 sf	\$624	2024-11-10
\$950,000	2 / 2ba	1474 sf	\$645	2024-05-27

Value & Financing

Price Positioning

\$615 /sq ft

Active listings here average **\$615/sf** vs **\$648/sf** across Walnut Grove.

5% below area average

Mortgage Snapshot

\$4,257 /mo

Entry price (from)	\$888,800
20% down payment	\$177,760
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1993	LEVELS 1	SUITES 73	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS893	

Overview

Twin Lakes - 20655 88 Avenue Langley, BC V1M 2M5, LMS893 - Located on 88 Avenue and 280 Street in the desirable Walnut Grove neighbourhood of Langley. This is a secluded location that is within minutes to transit, Shopper Drugs Mart, medical services, Save-On-Foods, restaurants, coffee shops, Walnut Grove Community Centre, recreational activities, parks and more. Direct access to major transportation routes including the Trans-Canada Highway, allows an easy commute to surrounding destinations. Twin Lakes offers 73 unique rancher-style townhomes built in 1993 that are professionally managed. Most units feature one level, two bedrooms, great open floor plans, vaulted ceilings, in-suite laundry, bay windows, double side-by-side garages and private

backyards that boast gorgeous views. This is a well maintained complex that offers a gated entrance for extra privacy and security, visitor parking and wheelchair access. Residents can enjoy many amenities including a fabulous clubhouse, an outdoor pool, an exercise centre, a hot tub and a recreation room. Twin Lakes is an adult oriented community that resides in a secluded location that is surrounded by mature trees, greenspace and ponds. This is the perfect place to downsize and retire - Live at Twin Lakes today!

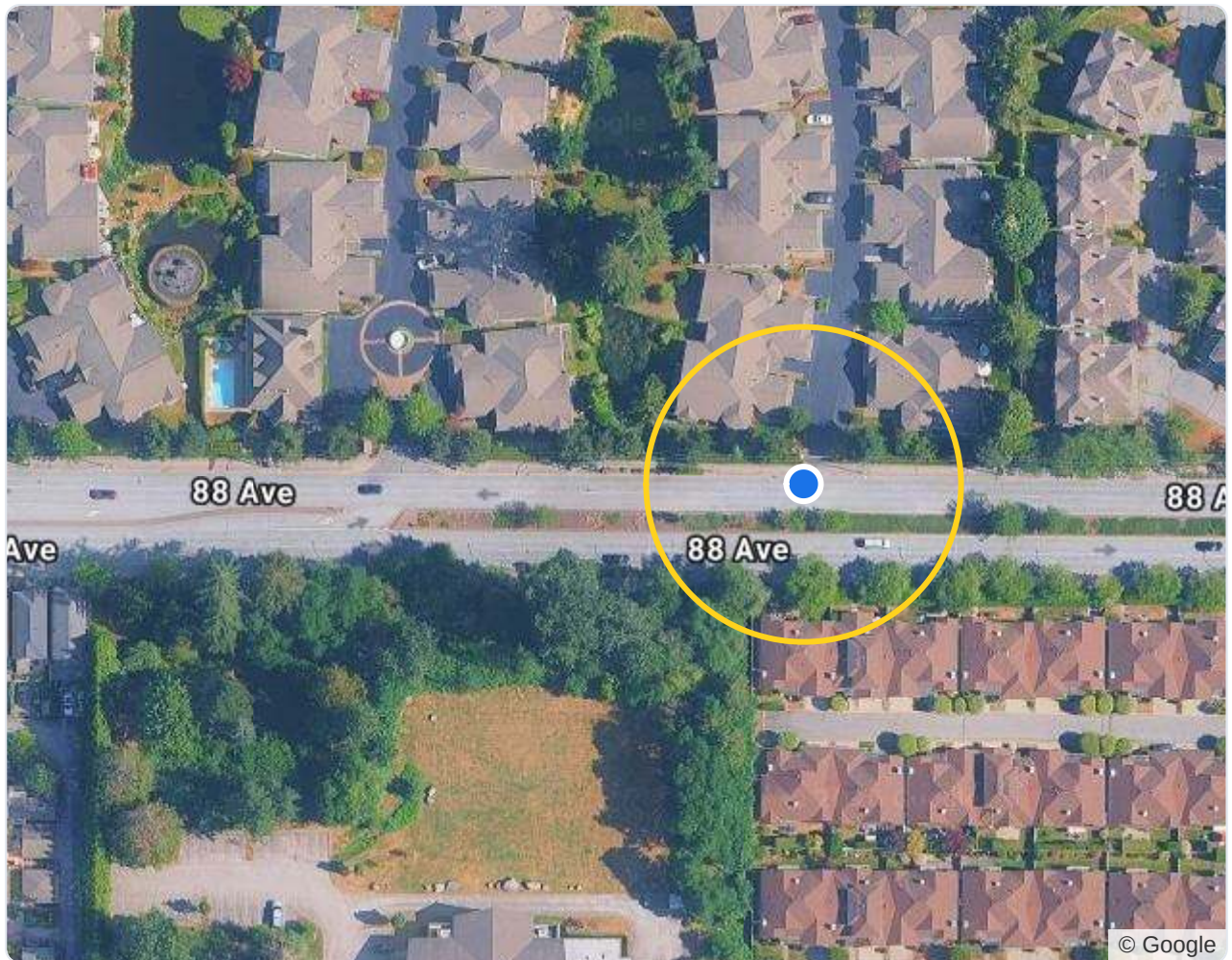
Amenities & Features

- | | |
|-----------------|---------------------|
| ✓ Club House | ✓ Exercise Centre |
| ✓ Pool; Outdoor | ✓ Recreation Center |

Maintenance Fees Include

- | | |
|-----------------------|------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Management |
| ✓ Recreation Facility | ✓ Snow Removal |

Location



Les Twarog

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