

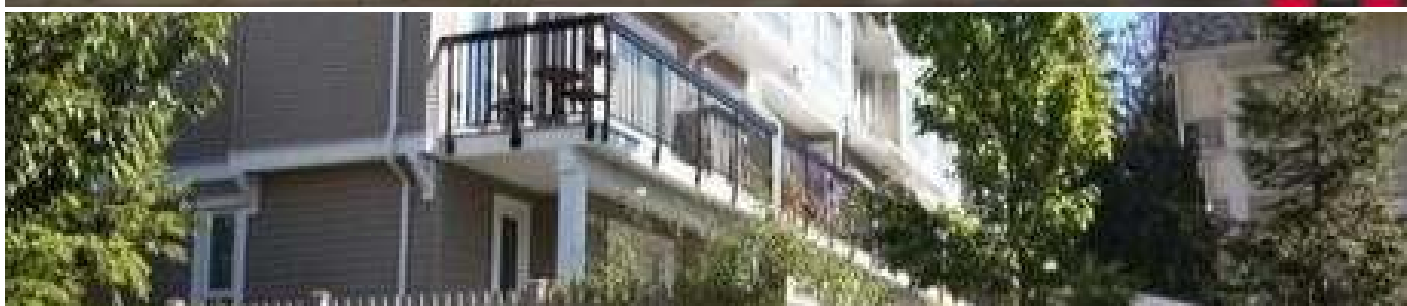
BUILDING BROCHURE

# VANTAGE - 20159 68TH BUILDING

20159 68th Ave. · Langley, BC V2Y 3H9 · Willoughby Heights



Scan to view online



**1** FOR SALE  
FROM \$688,000

**5** SOLD · 12 MO  
\$665,000-\$820,000

  
12-MO SOLD TREND  
6.4

# Unit Mix

|                                                                          |                                                                          |                                                                          |
|--------------------------------------------------------------------------|--------------------------------------------------------------------------|--------------------------------------------------------------------------|
| <b>2 Bedroom</b><br>9 units<br>1,238 – 1,353 sf<br><b>from \$520,000</b> | <b>3 Bedroom</b><br>8 units<br>1,410 – 1,863 sf<br><b>from \$585,000</b> | <b>4 Bedroom</b><br>5 units<br>1,563 – 1,715 sf<br><b>from \$595,000</b> |
|--------------------------------------------------------------------------|--------------------------------------------------------------------------|--------------------------------------------------------------------------|

## For Sale in Vantage - 20159 68th Building & Complex

1 currently active

| ASKING           | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS     |
|------------------|--------------|---------|-------|--------------------|
| <b>\$688,000</b> | 2 / 3        | 1320 sf | \$521 | 17 20159 68 AVENUE |

## Recently Sold in this Building

| SOLD PRICE       | BEDS    | SIZE    | \$/SF | DATE       |
|------------------|---------|---------|-------|------------|
| <b>\$665,000</b> | 2 / 3ba | 1353 sf | \$492 | 2026-03-30 |
| <b>\$680,000</b> | 2 / 3ba | 1321 sf | \$515 | 2026-02-10 |
| <b>\$820,000</b> | 4 / 3ba | 1695 sf | \$484 | 2025-10-28 |
| <b>\$797,400</b> | 4 / 3ba | 1573 sf | \$507 | 2025-10-16 |

## Value & Financing

|                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Price Positioning</b><br><br><b>\$521</b> /sq ft<br><br>Active listings here average <b>\$521/sf</b> vs <b>\$612/sf</b> across Willoughby Heights.<br><br><b>15% below area average</b> | <b>Mortgage Snapshot</b><br><br><b>\$3,295</b> /mo<br><br>Entry price (from) <b>\$688,000</b><br>20% down payment <b>\$137,600</b><br>Rate / amortization <b>5.24% · 25 yr</b><br><br><i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                  |                                                |                                      |                                                             |
|----------------------------------|------------------------------------------------|--------------------------------------|-------------------------------------------------------------|
| <b>YEAR BUILT</b><br><b>2006</b> | <b>LEVELS</b><br><b>3</b>                      | <b>SUITES</b><br><b>40</b>           | <b>CONSTRUCTION</b><br><b>Frame - Wood</b>                  |
| <b>EXTERIOR</b><br><b>Vinyl</b>  | <b>TITLE TO LAND</b><br><b>Freehold Strata</b> | <b>STRATA PLAN</b><br><b>BCS1646</b> | <b>MANAGEMENT</b><br><b>Bradshaw Strata Management Ltd.</b> |

## Overview

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Vantage - 20159 68th Avenue Langley, BC V2Y 3H9, Canada. Strata Plan BCS1646 - Located in the popular Willoughby Heights neighbourhood in Langley on 68th Avenue and 201 Street. This is a prime location that is close to bus stops, Fraser Valley Elementary, Meadows Edge Park, Willowbrook Shopping Centre, Langley Centre, restaurants, coffee shops, Kwantlen Polytechnic University, recreation and more! Direct access to major highways allows an easy commute to surrounding destinations. Vantage offers 40 luxury townhomes built in 2006 and are professionally managed. Most homes feature three levels, oversized windows, high ceilings, cozy fireplaces, gourmet kitchens with granite countertops, stainless steel appliances, crown mouldings, private fenced backyards, insuite laundry and double tandem garages with additional parking in the driveway. This is a well maintained complex that offers playground amenities for the kids, ample visitor parking, and manicured gardens. This is a small townhome community in a desirable area in Langley!

## Amenities & Features

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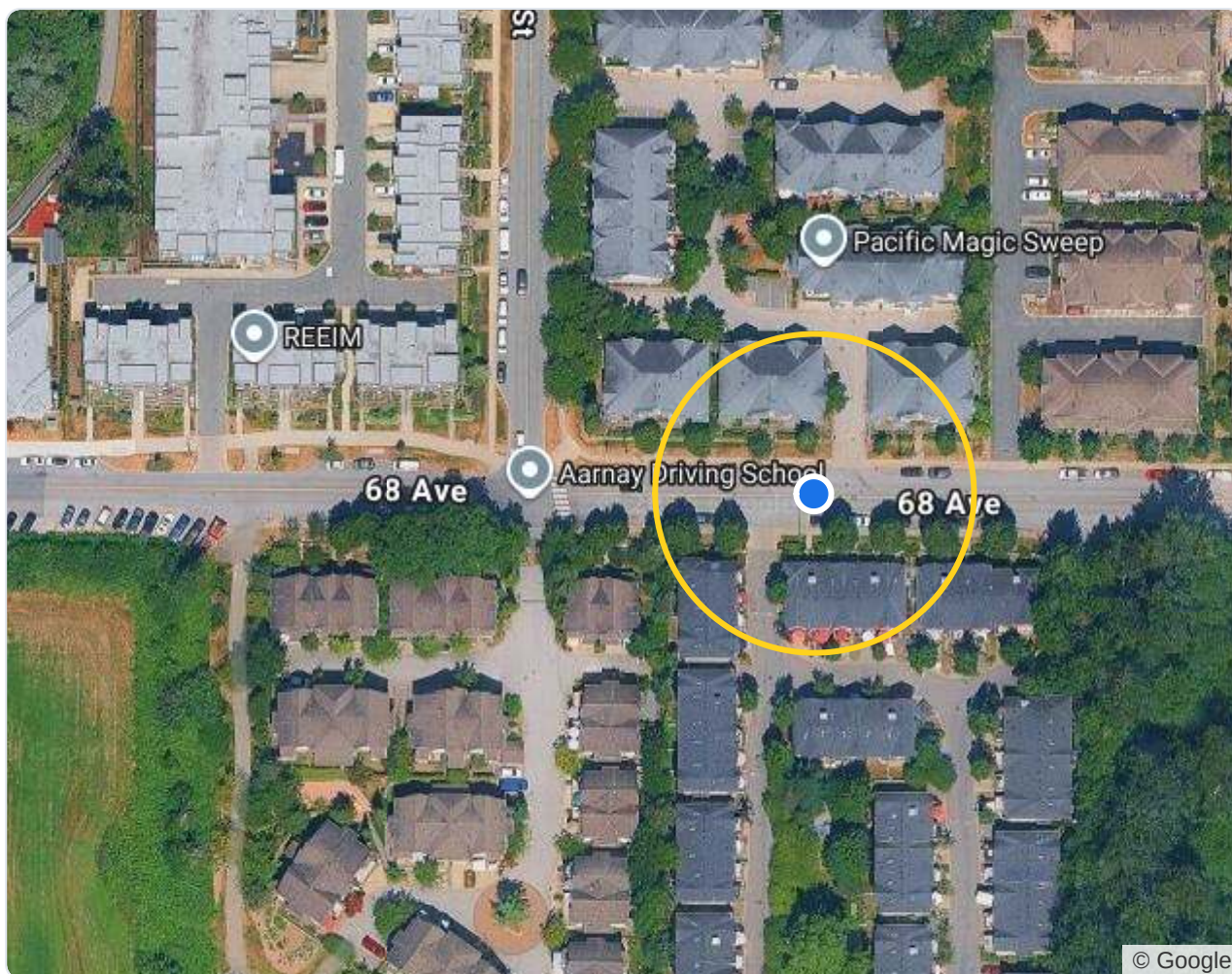
- ✓ Playground

## Maintenance Fees Include

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- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management

## Location



**Les Twarog**

RE/MAX Crest Realty · BC Condos & Homes Team

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