

BUILDING BROCHURE

WESTHAM LANE

4770 52A St. · Ladner, BC V4K 5B5 · Delta Manor



Scan to view online



2 FOR SALE
FROM \$499,900

6 SOLD · 12 MO
\$575,000–\$675,000


12-MO SOLD TREND
3.3

Unit Mix

1 Bedroom

8 units
707 – 976 sf
from \$498,000

2 Bedroom

23 units
769 – 1,093 sf
from \$499,900

For Sale in Westham Lane & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$599,900	2 / 2	1011 sf	\$593	118 4770 52A STREET
\$499,900	2 / 1	769 sf	\$650	210 4770 52A STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$675,000	2 / 2ba	1093 sf	\$618	2026-03-08
\$575,000	2 / 2ba	915 sf	\$628	2026-03-08
\$635,000	2 / 2ba	940 sf	\$676	2026-02-26
\$665,000	2 / 2ba	1039 sf	\$640	2026-02-17

Value & Financing

Price Positioning

\$622 /sq ft

Active listings here average **\$622/sf** vs **\$684/sf** across Delta Manor.

9% below area average

Mortgage Snapshot

\$2,394 /mo

Entry price (from) **\$499,900**

20% down payment **\$99,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1996	LEVELS 3	SUITES 58	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS2591	DEVELOPER Ledingham Mcallister
MANAGEMENT Ascent Real Estate Management Corporation			

Overview

Westham Lane - 4770 52A Street, Delta, BC V4K 5B5, LMS2591- located in the Delta Manor neighborhood of Ladner, at the crossroads of 52A Street and 48 Avenue. Central location, walking distance to Ladner's Shopping Complex that includes London Drugs, Save on Foods, Safeway, Medical and Dental Clinics, Banks, Restaurants, and more. Delta Secondary, Ladner Elementary, Port Guichon Elementary, Hawthorn Elementary, High Hopes Pre-school and Delta Christian school society are in the neighbourhood. There are a lot of restaurants within minutes of drive. Enjoy your dinner at ABC Country, Marco's Italian Bistro, Taverna Gorgona, La Belle Auberge, Ladner Ming Court or Maguro sushi. Lions Park and Chinese Theatre are close by. The bus stops on 48 Avenue that is minutes away. The Westham Lane was built in 1996 by Ledingham McAllister. The complex has frame-wood construction, full rain screen, asphalt roof and vinyl exterior finish. There are 58 units in development and in strata. The Westham Lane has no age restrictions. Two pets are allowed. Rentals are permitted with some restrictions. The features are security system, in-suite laundry, gas fireplace, secure garage, storage locker, bike room, clubhouse and exercise room.

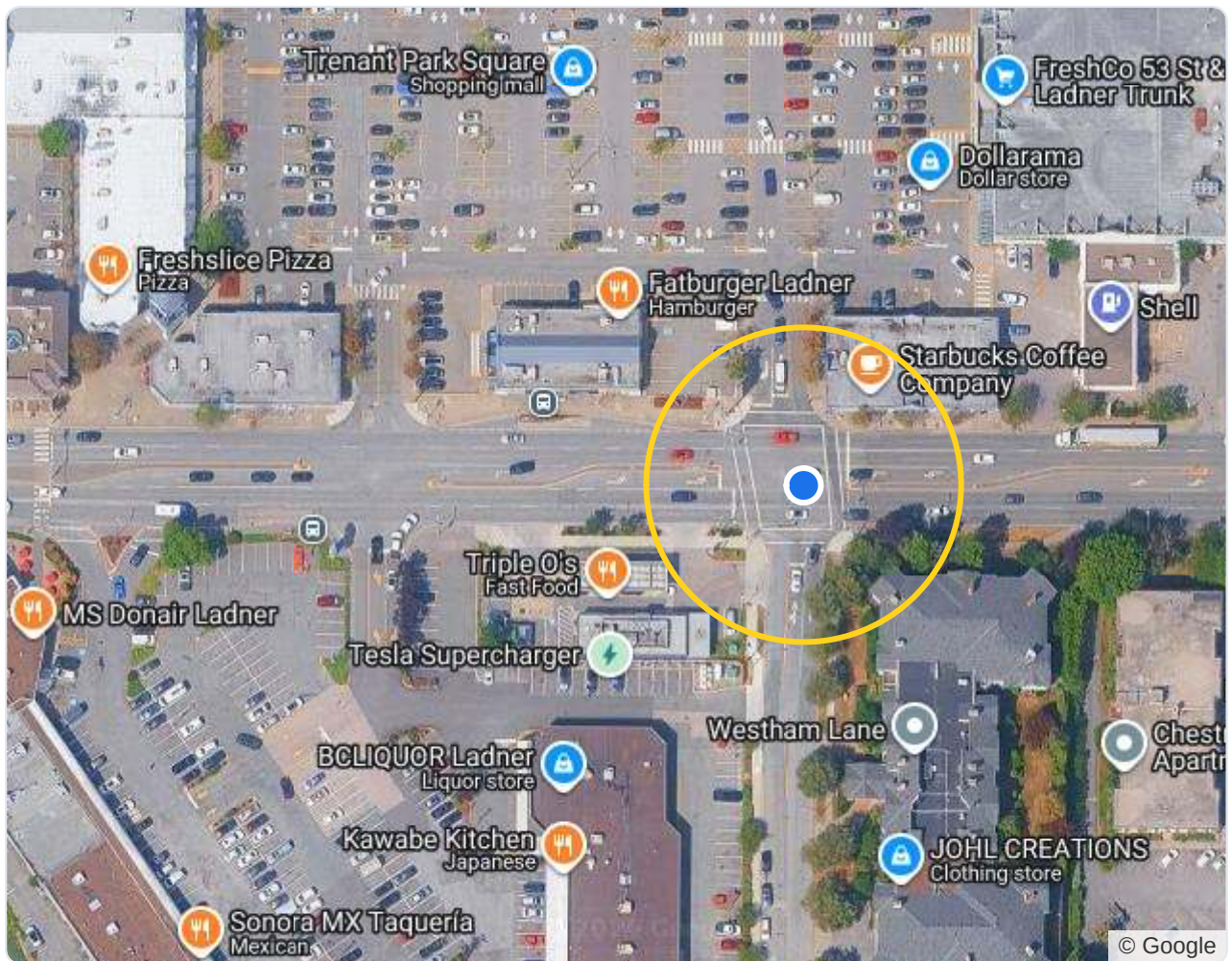
Amenities & Features

- | | |
|-------------------|--------------------|
| ✓ Club House | ✓ Elevator |
| ✓ Exercise Centre | ✓ In Suite Laundry |

Maintenance Fees Include

- | | |
|--------------|-----------------------|
| ✓ Caretaker | ✓ Gardening |
| ✓ Gas | ✓ Hot Water |
| ✓ Management | ✓ Recreation Facility |

Location



Les Twarog

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