

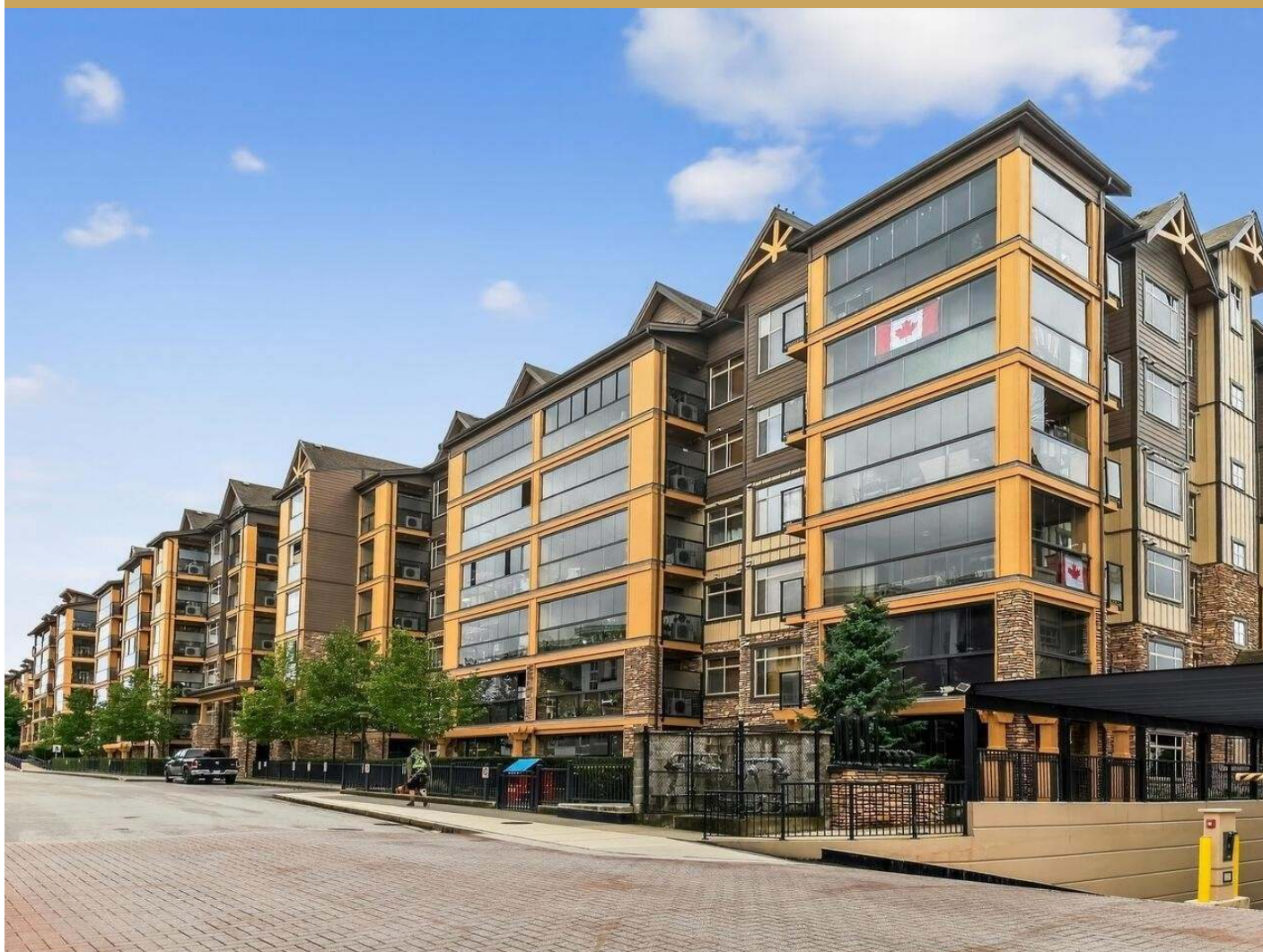
BUILDING BROCHURE

YORKSON CREEK PARKSIDE 2

8157 207 St. · Langley, BC V2Y 0V3 · Willoughby Heights



Scan to view online



3 FOR SALE
FROM \$524,800

6 SOLD · 12 MO
\$549,000–\$879,500



Unit Mix

1 Bedroom

17 units
693 – 819 sf
from \$402,000

2 Bedroom

38 units
808 – 1,646 sf
from \$536,000

3 Bedroom

5 units
1,117 – 1,804 sf
from \$650,000

4 Bedroom

3 units
1,602 – 1,625 sf
from \$890,000

For Sale in Yorkson Creek Parkside 2 & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$890,000	4 / 2	1602 sf	\$556	111 8157 207 STREET
\$549,000	1 / 1	800 sf	\$686	103 8157 207 STREET
\$524,800	1 / 1	805 sf	\$652	401 8157 207 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$879,500	3 / 2ba	1600 sf	\$550	2026-07-18
\$675,000	2 / 2ba	1061 sf	\$636	2026-05-18
\$687,000	3 / 2ba	1117 sf	\$615	2026-05-08
\$660,000	2 / 2ba	1114 sf	\$592	2026-02-11

Value & Financing

Price Positioning

\$631 /sq ft

Active listings here average **\$631/sf** vs **\$1185/sf** across Willoughby Heights.

47% below area average

Mortgage Snapshot

\$2,513 /mo

Entry price (from) **\$524,800**

20% down payment **\$104,960**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2016	LEVELS 1	SUITES 188	CONSTRUCTION Frame - Wood
EXTERIOR Stone	TITLE TO LAND Freehold Strata	STRATA PLAN EPS3791	

Amenities & Features

- ✓ Elevator
- ✓ Exercise Centre

Maintenance Fees Include

- ✓ Cable/satellite
- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Gas
- ✓ Hot Water
- ✓ Management

- ✓ Recreation Facility
- ✓ Snow Removal

- ✓ Sewer
- ✓ Water

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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