

Active R3171952 Board: F Apartment/Condo	10 17700 60 AVENUE Cloverdale Cloverdale BC V3S 1V2	Residential Attached \$237,500 (LP) (SP)																																																																																										
	<div style="display: flex; justify-content: space-between;"> <div style="width: 30%;"> Sold Date: Meas. Type: Frontage(feet): Frontage(metres): Depth / Size (ft.): Sq. Footage: 0.00 Flood Plain: View: : Complex / Subdiv: Clover Park Gardens First Nation Services Connctd: Sanitary Sewer, Water Sewer Type: City/Municipal </div> <div style="width: 30%;"> If new,GST/HST inc?: Bedrooms: 1 Bathrooms: 1 Full Baths: 1 Half Baths: 0 P.I.D.: 001-179-055 Water Supply: City/Municipal </div> <div style="width: 30%;"> Original Price: \$237,500 Approx. Year Built: 1974 Age: 52 Zoning: STRATA Gross Taxes: \$1,826.14 For Tax Year: 2026 Tax Inc. Utilities?: No Tour: </div> </div>																																																																																											
	Style of Home: 2 Storey Construction: Frame - Wood Exterior: Stucco, Wood Foundation: Concrete Perimeter																																																																																											
	Renovations: # of Fireplaces: R.I. Fireplaces: Fireplace Fuel: Fuel/Heating: Baseboard, Electric Outdoor Area: Balcny(s) Patio(s) Dck(s) Type of Roof: Tar & Gravel																																																																																											
	Total Parking: 1 Covered Parking: 0 Parking Access: Front Parking: Open Dist. to Public Transit: Close By Dist. to School Bus: Close By Title to Land: Freehold Strata Property Disc.: No Fixtures Leased: : Fixtures Rmvd: : Floor Finish: Laminate																																																																																											
	Legal: STRATA LOT 10, PLAN NWS183, SECTION 8, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1																																																																																											
Amenities: Shared Laundry Site Influences: Central Location, Recreation Nearby, Shopping Nearby Features:																																																																																												
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Listing Broker(s): RE/MAX Performance Realty																																																																																												
Great opportunity in the heart of Cloverdale! This 1-bedroom home offers approximately 716 sq. ft. across two levels, creating a practical separation between the main living area and bedroom. The home also features two outdoor spaces, including an enclosed patio with room for gardening and a covered balcony facing the courtyard. Conveniently situated near shopping, transit, parks, recreation and everyday amenities. Bring your ideas and make this space your own. Property is being sold on an "as is, where is" basis. Buyer to verify all measurements and information if deemed important.																																																																																												

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Bath	Floor	# of Pieces	Ensuite?																																																																																												
1	Main	4	Yes																																																																																												
2			No																																																																																												
3			No																																																																																												
4			No																																																																																												
5			No																																																																																												
6			No																																																																																												
7			No																																																																																												
8			No																																																																																												
Listing Broker(s): Skystreet Real Estate Marketing																																																																																															
<p>Welcome to Madison Crossing! This well-appointed ground-floor 1 bed + den home offers a functional layout with bright southern exposure and large windows throughout. Enjoy the convenience of your own private entrance and a spacious open-concept living area. The kitchen features rich cabinetry, stainless steel appliances, granite countertops, and a generous island—perfect for hosting. The primary bedroom includes a cheater ensuite, and the den provides flexible space for a home office or guest use. Step out to a large patio, ideal for outdoor enjoyment. Quietly located near Willowbrook Mall, schools, transit, parks, and future SkyTrain. Rentals allowed—great opportunity for first-time buyers or investors!</p>																																																																																															

Active
R3162667
Board: F
Apartment/Condo

203 8915 202 STREET

Langley
Walnut Grove
V1M 0B5

Residential Attached

\$349,000 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$349,000
Meas. Type:	Bedrooms: 1	Approx. Year Built: 2009
Frontage(feet):	Bathrooms: 1	Age: 17
Frontage(metres):	Full Baths: 1	Zoning: CD-23
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,410.22
Sq. Footage: 0.00		For Tax Year: 2026
Flood Plain: Exempt	P.I.D.: 028-039-505	Tax Inc. Utilities?: No
View: Yes : Mountains		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Inside Unit**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Other**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage Underbuilding, Visitor Parking**
Dist. to Public Transit: **near** Dist. to School Bus: **near**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **STRATA LOT 33, PLAN BCS3591, SECTION 35, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Bike Room, Elevator, In Suite Laundry, Playground, Storage**

Site Influences: **Central Location, Cul-de-Sac, Private Setting, Recreation Nearby, Shopping Nearby**
Features: **Other - See Remarks**

Finished Floor (Main): 580	Units in Development: 120	Tot Units in Strata: 120	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 4	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: ASSOCIA	Mgmt. Co's #: 604-591-6060	
Finished Floor (Below): 0	Maint Fee: \$350.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Management		
Finished Floor (Total): 580 sq. ft.			
Unfinished Floor: 0			
Grand Total: 580 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite: None	Restricted Age:	# of Pets:	Cats: Dogs:
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 4			

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'11 x 11'9	1	Main	4	No
Main	Kitchen	6' x 12'	2			
Main	Dining Room	9' x 6'	3			
Main	Primary Bedroom	9'10 x 11'4	4			
		x	5			
		x	6			
		x	7			
		x	8			

Listing Broker(s): **Sutton Group-West Coast Realty**

Walnut Grove's prestigious "Hawthorne". Spacious one bedroom condo with secure underground parking & storage locker. Fantastic location, close to amenities, shopping, Carvolth Park & Ride, restaurants, transit, easy access to highway. OPEN HOUSE Sund OCT 4th, 12noon to 1pm.

Active
R3163764
Board: F
Apartment/Condo

207 5759 GLOVER ROAD

Langley
Langley City
V3A 8M8

Residential Attached

\$365,000 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?: No	Original Price: \$365,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1996
Frontage(feet): 0.00	Bathrooms: 1	Age: 30
Frontage(metres):	Full Baths: 1	Zoning: C1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,060.56
Sq. Footage: 0.00		For Tax Year: 2026
Flood Plain: No	P.I.D.: 023-361-174	Tax Inc. Utilities?: No
View: No		Tour:
Complex / Subdiv: College Court		
First Nation		
Services Connctd: Community		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Inside Unit**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric, Natural Gas**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Underground, Visitor Parking**
Dist. to Public Transit: **close by** Dist. to School Bus: **close by**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 103, PLAN LMS1970, DISTRICT LOT 308, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Bike Room, In Suite Laundry, Wheelchair Access**

Site Influences: **Central Location, Shopping Nearby**
Features:

Finished Floor (Main): 853			Units in Development: 69			Tot Units in Strata: 69			Locker: No		
Finished Floor (Above): 0			Exposure:			Storeys in Building: 4					
Finished Floor (AbvMain2): 0			Mgmt. Co's Name: Associa			Mgmt. Co's #: 604-595-8632					
Finished Floor (Below): 0			Maint Fee: \$384.01			Council/Park Apprv?: No					
Finished Floor (Basement): 0			Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Sewer, Snow removal								
Finished Floor (Total): 853 sq. ft.											
Unfinished Floor: 0											
Grand Total: 853 sq. ft.			Bylaws Restrictions: Pets Allowed w/Rest.								
Suite: None Basement: None Crawl/Bsmt. Ht: # of Levels: 1 # of Kitchens: 1 # of Rooms: 5			Restricted Age:			# of Pets: 2			Cats: Yes Dogs: Yes		
			# or % of Rentals Allowed:								
			Short Term (<1yr)Rnt/Lse Alwd?: No								
			Short Term Lse-Details:								
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Kitchen	11'2 x 9'			x	1	Main	4	No		
Main	Living Room	11'8 x 9'			x	2			No		
Main	Primary Bedroom	12' x 16'			x	3			No		
Main	Bedroom	9'7 x 7'2			x	4			No		
Main	Laundry	10' x 6'			x	5			No		
		x			x	6			No		
		x			x	7			No		
		x			x	8			No		

Listing Broker(s): **Royal LePage - Wolstencroft**

Welcome to College Court! This 2nd floor 2BR/1BTH renovated Condo includes gas and hot water in Strata Fee. Pet-Friendly building. This home is bright & open concept. Good separation between bedrooms. The Kitchen features S/S appliances, double oven, white cabinetry & updated fixtures, flowing into the Dining & Living rooms w/ new finishes, gas Fireplace & Patio access. Relax in the tranquil Bedrooms with a well-appointed Bathroom w/ updated fixtures. This unit comes w/in-unit Laundry Room w/ plenty of extra Storage space, 1 Parking Stall & Visitor Parking in front! Enjoy convenient commutes & lifestyle w/ close proximity to local amenities, shops, schools & Historic Downtown Langley - plus Hwy 10, Hwy 1, Fraser Hwy & 200th are minutes away.

Active
R3150384
Board: F
Apartment/Condo

409 19939 55A AVENUE

Langley
Langley City
V3A 3X4

Residential Attached

\$399,000 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?:
Meas. Type: Bedrooms: **2**
Frontage(feet): Bathrooms: **1**
Frontage(metres): Full Baths: **1**
Depth / Size (ft.): Half Baths: **0**
Sq. Footage: **0.00**
Flood Plain: P.I.D.: **028-210-051**
View: :
Complex / Subdiv: **MADISON CROSSING**
First Nation
Services Connctd: **Electricity**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$425,000**
Approx. Year Built: **2010**
Age: **16**
Zoning: **MF**
Gross Taxes: **\$2,025.00**
For Tax Year: **2025**
Tax Inc. Utilities?: **No**
Tour:

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Block**

Renovations:
of Fireplaces: **0** R.I. Fireplaces: **0**
Fireplace Fuel:
Fuel/Heating: **Electric**
Outdoor Area: **None**
Type of Roof: **Torch-On**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Double**
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Mixed**

Legal: **STRATA LOT 55, PLAN BCS3809, SECTION 3, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN**

Amenities: **Exercise Centre**

Site Influences:
Features: **Clothes Washer/Dryer**

Finished Floor (Main): **794**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **794 sq. ft.**
Unfinished Floor: **0**
Grand Total: **794 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name:
Maint Fee: **\$0.00**
Maint Fee Includes:

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:

Locker:

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **8**

Bylaws Restrictions: **Pets Allowed w/Rest.**
Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: **1**

Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	11'2 x 11'5			x	1	Main	4	No
Main	Dining Room	7'4 x 7'5			x	2			No
Main	Kitchen	10'0 x 9'0			x	3			No
Main	Den	7'9 x 5'0			x	4			No
Main	Foyer	7'1 x 8'6			x	5			No
Main	Playroom	17'0 x 10'2			x	6			No
Main	Bedroom	10'0 x 8'9			x	7			No
Main	Bedroom	8'8' x 9'9'			x	8			No

Listing Broker(s): **eXp Realty of Canada Inc.**

Welcome to Madison Crossing, a well-managed community ideally located in the heart of Langley City. This top-floor 2-bedroom plus den home offers a bright and functional layout with impressive vaulted ceilings and an open living space. Recent updates include new laminate flooring, fresh interior paint, a new washer and dryer, and a dishwasher replaced last year. The kitchen features stainless steel appliances and granite countertops, with matching granite in the bathroom. Step onto the private balcony and enjoy open views from the top floor. Two secure underground parking stalls provide added convenience and potential rental value. Pets and rentals are permitted. Close to Willowbrook Shopping Centre, transit, restaurants, schools, parks, and everyday amenities.

Active
R3156190
Board: F
Apartment/Condo

204 20200 56 AVENUE

Langley
Langley City
V3A 8S1

Residential Attached

\$405,500 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$429,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1997
Frontage(feet):	Bathrooms: 1	Age: 29
Frontage(metres):	Full Baths: 1	Zoning: RM2
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,747.73
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 023-974-427	Tax Inc. Utilities?: No
View: No		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey, Upper Unit**
Construction: **Frame - Wood**
Exterior: **Mixed, Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Forced Air**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Underground**
Dist. to Public Transit: **20 meters** Dist. to School Bus: **close**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate**

Legal: **STRATA LOT 38 DISTRICT LOT 305 GROUP 2 NEW WESTMINSTER DISTRICT STRATA PLAN LMS3034 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **In Suite Laundry**

Site Influences: **Central Location**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): 759	Units in Development: 92	Tot Units in Strata: 92	Locker: No
Finished Floor (Above): 0	Exposure: North	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Peninsula Property Management	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$427.11	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Gardening, Hot Water, Management		
Finished Floor (Total): 759 sq. ft.			
Unfinished Floor: 0			
Grand Total: 759 sq. ft.	Bylaws Restrictions: Pets Allowed	# of Pets: 2	Cats: Yes Dogs: Yes
Suite: None	Restricted Age:		
Basement: None	# or % of Rentals Allowed: 100%		
Crawl/Bsmt. Ht:	Short Term (<1yr)Rnt/Lse Alwd?: Yes		
# of Kitchens: 1	Short Term Lse-Details: 90 day minimum		
# of Levels: 1			
# of Rooms: 6			

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Bedroom	14'5 x 10'7	1	Main	4	No
Main	Bedroom	9'5 x 7'8	2			No
Main	Living Room	14'9 x 10'5	3			No
Main	Eating Area	8'3 x 7'3	4			No
Main	Kitchen	9'2 x 8'3	5			No
Main	Study	7'1 x 5'3	6			No
		x	7			No
		x	8			No

Listing Broker(s): **Macdonald Realty (Surrey/152)**

The Bentley - Great central location downtown Langley only steps to all the amenities the city has to offer. 2 bedroom, 1 bath, 1 parking, Open Living-Kitchen area. Living room has large window, gas fireplace & door accessing the Deck, Gas & Hot Water included. Building has replaced Roof, Siding, Gutters, Soffits & Balconies all Replaced 2013, Well run building, Proactive Strata. Dog and Cat friendly. Great price to get in the market or invest and rent out.

Active
R3125564
Board: F
Apartment/Condo

365 27358 32 AVENUE

Langley
Aldergrove Langley
V4W 3M5

Residential Attached

\$519,000 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$548,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2021
Frontage(feet):	Bathrooms: 3	Age: 5
Frontage(metres):	Full Baths: 3	Zoning: RM-3A
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,844.29
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain: No	P.I.D.: 031-275-656	Tax Inc. Utilities?: No
View: No		Tour:
Complex / Subdiv: WILLOW CREEK ESTATES		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal Water Supply: City/Municipal		

Style of Home: **1 Storey, Inside Unit**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, Vinyl**
Foundation: **Concrete Slab**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water: **No**
R.I. Plumbing: **No**

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
Parking: **Garage Underbuilding**
Dist. to Public Transit: **1/2 BLK.**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No : FORECLOSURE**
Fixtures Rmvd: **Yes: FORECLOSURE**
Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 190, PLAN LMS811, SECTION 20, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Elevator, Playground**

Site Influences:
Features:

Finished Floor (Main): **1,238**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,238 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,238 sq. ft.**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **11**

Units in Development: **162**
Exposure:
Mgmt. Co's Name: **Dwell Property Management**
Maint Fee: **\$685.00**
Maint Fee Includes: **Caretaker, Gardening, Management**

Tot Units in Strata: **162** Locker: **Yes**
Storeys in Building: **4**
Mgmt. Co's #: **604-821-2999**
Council/Park Apprv?: **No**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed:
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	5' x 8'	Main	Other	8'4 x 5'9	1	Main	4	Yes
Main	Living Room	19' x 13'4	Main	Bedroom	9'8 x 12'	2	Main	4	No
Main	Other	8' x 9'7	Main	Bedroom	10'6 x 13'8	3	Main	4	No
Main	Kitchen	11'6 x 13'			x	4			
Main	Laundry	4' x 4'			x	5			
Main	Other	10'3 x 6'2			x	6			
Main	Primary Bedroom	15' x 13'9			x	7			
Main	Walk-In Closet	4'8 x 5'10			x	8			

Listing Broker(s): **RE/MAX LIFESTYLES REALTY**

Willow Creek Estates is a 4-storey strata-titled apartment complex in Aldergrove, Langley, close to Fraser Highway, shops, and parks. The development features secured underground parking, visitor parking, a playground, and landscaped grounds. This rare 3-bedroom, 3-bathroom unit stands out in the complex, as most units offer fewer bedrooms and bathrooms. The home includes two balconies, quality interior finishes, and is in good overall condition. The building is managed by Dwell Property Management Ltd. Pet and rental policies should be confirmed directly with management or strata. Tks Luke

Active R3157378 Board: F Townhouse	40 6895 188 STREET Cloverdale Clayton V4N 6M3	Residential Attached \$650,000 (LP) (SP)																																																																																										
	<table style="width:100%;"> <tr> <td>Sold Date:</td> <td>If new, GST/HST inc?:</td> <td>Original Price: \$670,000</td> </tr> <tr> <td>Meas. Type:</td> <td>Bedrooms: 2</td> <td>Approx. Year Built: 2012</td> </tr> <tr> <td>Frontage(feet):</td> <td>Bathrooms: 2</td> <td>Age: 14</td> </tr> <tr> <td>Frontage(metres):</td> <td>Full Baths: 2</td> <td>Zoning: CD</td> </tr> <tr> <td>Depth / Size (ft.):</td> <td>Half Baths: 0</td> <td>Gross Taxes: \$3,362.45</td> </tr> <tr> <td>Sq. Footage: 0.00</td> <td></td> <td>For Tax Year: 2026</td> </tr> <tr> <td>Flood Plain:</td> <td>P.I.D.: 028-961-285</td> <td>Tax Inc. Utilities?: No</td> </tr> <tr> <td>View: :</td> <td></td> <td>Tour:</td> </tr> <tr> <td>Complex / Subdiv: Bella Vita</td> <td></td> <td></td> </tr> <tr> <td>First Nation</td> <td></td> <td></td> </tr> <tr> <td colspan="3" style="vertical-align: top;"> Services Connctd: Electricity, Sanitary Sewer, Water Sewer Type: City/Municipal Water Supply: City/Municipal </td> </tr> </table>		Sold Date:	If new, GST/HST inc?:	Original Price: \$670,000	Meas. Type:	Bedrooms: 2	Approx. Year Built: 2012	Frontage(feet):	Bathrooms: 2	Age: 14	Frontage(metres):	Full Baths: 2	Zoning: CD	Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,362.45	Sq. Footage: 0.00		For Tax Year: 2026	Flood Plain:	P.I.D.: 028-961-285	Tax Inc. Utilities?: No	View: :		Tour:	Complex / Subdiv: Bella Vita			First Nation			Services Connctd: Electricity, Sanitary Sewer, Water Sewer Type: City/Municipal Water Supply: City/Municipal																																																											
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Legal: STRATA LOT 45, PLAN BCS4305, SECTION 16, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V																																																																																												
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Listing Broker(s): eXp Realty of Canada Inc. eXp Realty of Canada Inc.																																																																																												
<p>Discover effortless family living in this 1,239 sqft, 2-bed, 2-bath Clayton Heights townhome. Featuring a rare two-storey layout, the main-floor front door opens into a bright, open-concept living space. Relax on your balcony or step down to a small yard backing directly onto Clayton Heights Secondary—ideal for kids! Upstairs offers two extra-large bedrooms and newer laundry units. Complete with a 2-car tandem garage, the lifestyle here is unbeatable. Walk your pup to the nearby off-leash park, stroll to Hazelgrove Elementary, or grab groceries and Starbucks at Clayton Crossing. With the future Clayton SkyTrain station just a short walk away, commuting will be an absolute breeze. A perfectly located home designed for ultimate convenience!</p>																																																																																												

Active
R3159260
Board: F
Townhouse

76 19097 64 AVENUE

Cloverdale
Cloverdale BC
V3S 6X5

Residential Attached

\$682,000 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$718,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 2015
Frontage(feet):	Bathrooms: 3	Age: 11
Frontage(metres):	Full Baths: 2	Zoning: TWNHSE
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,451.33
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain: No	P.I.D.: 029-571-740	Tax Inc. Utilities?: No
View: No		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **3 Storey, End Unit**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, Mixed, Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **R.I. Fireplaces:**
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric, Forced Air**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Grg/Double Tandem**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Mixed**

Legal: **STRATA LOT 12, PLAN EPS2600, SECTION 9 & 16, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **None**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main): 723	Units in Development: 76	Tot Units in Strata: 76	Locker: No
Finished Floor (Above): 703	Exposure:	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: TRIBE MANAGEMENT	Mgmt. Co's #: 604-635-5000	
Finished Floor (Below): 0	Maint Fee: \$315.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Snow removal		
Finished Floor (Total): 1,426 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,426 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite: None	Restricted Age:	# of Pets:	Cats: Dogs:
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 3			
# of Rooms: 7			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Below	Foyer	10'5 x 4'3			x	1	Main	2	No
Main	Kitchen	15'0 x 10'0			x	2	Above	4	No
Main	Dining Room	12'9 x 12'8			x	3	Above	4	No
Main	Living Room	15'4 x 12'9			x	4			
Above	Primary Bedroom	16'6 x 12'3			x	5			
Above	Bedroom	12'7 x 8'5			x	6			
Above	Bedroom	10'2 x 9'9			x	7			
		x			x	8			

Listing Broker(s): **Royal LePage Westside**

Welcome to The Heights in the heart of Cloverdale, where convenience meets community. This 3 bed, 3 bath end-unit townhome offers a smart and functional layout across 1,426 sqft, with bright open living on the main floor and three comfortable bedrooms upstairs. A private fenced yard and covered patio make entertaining a breeze, while the tandem garage adds practicality and convenience. Set in a walkable neighbourhood with shops, cafés, schools, and parks nearby—and a future SkyTrain station just steps away. A great opportunity to bring your vision and make it your own.

Active R3168115 Board: F Townhouse	6 19560 68 AVENUE Cloverdale Clayton V4N 5Y5	Residential Attached \$714,900 (LP) (SP)																																																																																										
	<table style="width:100%;"> <tr> <td>Sold Date:</td> <td>If new, GST/HST inc?:</td> <td>Original Price: \$714,900</td> </tr> <tr> <td>Meas. Type: Feet</td> <td>Bedrooms: 4</td> <td>Approx. Year Built: 2009</td> </tr> <tr> <td>Frontage(feet): 0.00</td> <td>Bathrooms: 3</td> <td>Age: 17</td> </tr> <tr> <td>Frontage(metres): 0.00</td> <td>Full Baths: 2</td> <td>Zoning: RM30</td> </tr> <tr> <td>Depth / Size (ft.):</td> <td>Half Baths: 1</td> <td>Gross Taxes: \$3,640.07</td> </tr> <tr> <td>Sq. Footage: 0.00</td> <td>P.I.D.: 027-799-531</td> <td>For Tax Year: 2026</td> </tr> <tr> <td>Flood Plain:</td> <td></td> <td>Tax Inc. Utilities?:</td> </tr> <tr> <td>View: No :</td> <td></td> <td>Tour:</td> </tr> <tr> <td>Complex / Subdiv: Solana</td> <td></td> <td></td> </tr> <tr> <td>First Nation</td> <td></td> <td></td> </tr> <tr> <td>Services Connctd: Electricity, Natural Gas, Water</td> <td></td> <td></td> </tr> <tr> <td>Sewer Type: City/Municipal</td> <td>Water Supply: City/Municipal</td> <td></td> </tr> </table>		Sold Date:	If new, GST/HST inc?:	Original Price: \$714,900	Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 2009	Frontage(feet): 0.00	Bathrooms: 3	Age: 17	Frontage(metres): 0.00	Full Baths: 2	Zoning: RM30	Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,640.07	Sq. Footage: 0.00	P.I.D.: 027-799-531	For Tax Year: 2026	Flood Plain:		Tax Inc. Utilities?:	View: No :		Tour:	Complex / Subdiv: Solana			First Nation			Services Connctd: Electricity, Natural Gas, Water			Sewer Type: City/Municipal	Water Supply: City/Municipal																																																							
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Spacious & bright 4-bedroom, 3-bathroom townhome in Solana The main floor features a modern kitchen w/quartz countertops, modern cabinetry and large island, flowing into the living and dining areas. Enjoy a south-facing balcony. Upstairs, you'll find 3 bedrooms, including the primary with an ensuite, plus a full bathroom and laundry. Prime location, walking distance to shops, restaurants, transit, schools, and future SkyTrain. Clayton Park and Community Centre are near by.																																																																																												

Active
R3150230
Board: F
Townhouse

708 18505 LAURENSEN PLACE

Cloverdale
Clayton
V4N 6R7

Residential Attached
\$775,000 (LP)
(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$795,000
Meas. Type:	Bedrooms: 4	Approx. Year Built: 2017
Frontage(feet):	Bathrooms: 3	Age: 9
Frontage(metres):	Full Baths: 3	Zoning: RM30
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,478.00
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 030-619-165	Tax Inc. Utilities?: No
View: No		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **3 Storey, Corner Unit**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, Mixed, Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces: **0**

Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**

Outdoor Area: **Balcny(s) Patio(s) Dck(s)**

Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage; Double**
Dist. to Public Transit: **1** Dist. to School Bus: **2**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Laminate, Carpet**

Legal: **STRATA LOT 110, PLAN EPS4114, SECTION 16, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Club House, Exercise Centre, In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby**
Features:

Finished Floor (Main): **693**
Finished Floor (Above): **664**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **312**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,669 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,669 sq. ft.**

Units in Development: **143**
Exposure:
Mgmt. Co's Name:
Maint Fee: **\$410.00**
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Management, Snow removal**

Tot Units in Strata:
Storeys in Building: **3**
Mgmt. Co's #:
Council/Park Apprv?:

Locker:

Suite:
Basement: **Full**
Crawl/Bsmt. Ht:
of Kitchens: **1**

of Levels: **3**
of Rooms: **10**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	16' x 12'5	Above	Bedroom	10'6 x 8'8	1	Above	3	Yes
Main	Dining Room	11'9 x 10'			x	2	Above	3	No
Main	Family Room	10'1 x 9'	Below	Bedroom	11'3 x 9'1	3	Below	3	No
Main	Kitchen	14'10 x 12'7	Below	Foyer	8'1 x 6'	4			No
		x			x	5			No
Above	Primary Bedroom	15'10 x 11'6			x	6			No
Above	Walk-In Closet	6'3 x 7'11			x	7			No
Above	Bedroom	10'6 x 9'3			x	8			No

Listing Broker(s): **eXp Realty of Canada Inc.**

Court Order Sale- RARE 4-CAR PARKING Spacious & bright 4-bedroom, 3-bathroom END UNIT townhome in Clayton Walk! with a side-by-side garage and driveway! The entry level offers a bedroom & full bathroom for added convenience. The main floor features a modern kitchen w/quartz countertops, white shaker cabinetry and large island, flowing into the living and dining areas. Enjoy a huge North-facing balcony. Upstairs, you'll find 3 bedrooms, including the primary with an ensuite, plus a full bathroom and laundry. Prime location, walking distance to shops, restaurants, transit, schools, and future SkyTrain. Clayton Park and Community Centre are right across the street!

Active R3134052 Board: F Row House (Non-Strata)	21065 80 AVENUE Langley Willoughby Heights V2Y 0J4	Residential Attached \$915,000 (LP) (SP)																																																																																												
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<p>Located in Willoughby Heights, 5-bed, 4-bath corner-unit row home offers a perfect blend of space, sophistication, and functionality — all without the expense of strata fees. The well-appointed floor plan includes a self-contained 2-bedroom basement suite, providing an excellent opportunity for rental income or comfortable multi-generational living. Featuring three dedicated parking spaces, this home provides ample room for residents and guests alike. Set in a friendly, family-focused neighbourhood, it offers quick access to Highway 1, top-rated schools, and a wide variety of shopping and everyday conveniences. Offering the perfect balance of modern comfort and prime location, this home is an exceptional find for today's buyer.</p>																																																																																														