

Active R3024691 Board: F Apartment/Condo	268 27358 32 AVENUE Langley Aldergrove Langley V4W 3M5	Residential Attached \$449,000 (LP) (SP)																																																																																										
	Sold Date: Meas. Type: Frontage(feet): Frontage(metres): Depth / Size (ft.): Sq. Footage: 0.00 Flood Plain: View: : Complex / Subdiv: The Grand at Willow Creek First Nation Services Connctd: Electricity, Water Sewer Type: City/Municipal If new,GST/HST inc?: Bedrooms: 2 Bathrooms: 2 Full Baths: 2 Half Baths: 0 P.I.D.: 031-275-508 Water Supply: City/Municipal																																																																																											
	Original Price: \$468,000 Approx. Year Built: 2021 Age: 4 Zoning: RM-3A Gross Taxes: \$3,335.55 For Tax Year: 2024 Tax Inc. Utilities?: Tour:																																																																																											
	Style of Home: 1 Storey Construction: Frame - Wood Exterior: Vinyl, Wood Foundation: Concrete Perimeter																																																																																											
	Renovations: # of Fireplaces: R.I. Fireplaces: Fireplace Fuel: Fuel/Heating: Baseboard, Electric Outdoor Area: Balcony(s) Type of Roof: Asphalt																																																																																											
	Total Parking: 1 Covered Parking: 1 Parking Access: Parking: Garage; Underground Dist. to Public Transit: Title to Land: Freehold Strata Property Disc.: Yes Fixtures Leased: : Fixtures Rmvd: : Floor Finish:																																																																																											
Legal: STRATA LOT 175, 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, In Suite Laundry, Storage																																																																																												
Site Influences: Central Location, Recreation Nearby, Shopping Nearby Features:																																																																																												
Finished Floor (Main): 928 Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 928 sq. ft. Unfinished Floor: 0 Grand Total: 928 sq. ft.	Units in Development: 209 Exposure: Mgmt. Co's Name: DWELL Maint Fee: \$498.00 Maint Fee Includes: Garbage Pickup, Gardening, Hot Water, Management																																																																																											
Suite: Basement: None Crawl/Bsmt. Ht: # of Levels: 1 # of Kitchens: 1 # of Rooms: 5	Tot Units in Strata: 47 Locker: Yes Storeys in Building: 4 Mgmt. Co's #: Council/Park Apprv?: Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns Restricted Age: # of Pets: Cats: Dogs: # or % of Rentals Allowed: Short Term(<1yr)Rnt/Lse Alwd?: No Short Term Lse-Details:																																																																																											
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> </tr> </thead> <tbody> <tr><td>Main</td><td>Kitchen</td><td>10'9 x 10'3</td></tr> <tr><td>Main</td><td>Dining Room</td><td>10'11 x 10'5</td></tr> <tr><td>Main</td><td>Living Room</td><td>11'6 x 13'2</td></tr> <tr><td>Main</td><td>Primary Bedroom</td><td>11' x 13'8</td></tr> <tr><td>Main</td><td>Bedroom</td><td>10' x 13'11</td></tr> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> </tbody> </table>	Floor	Type	Dimensions	Main	Kitchen	10'9 x 10'3	Main	Dining Room	10'11 x 10'5	Main	Living Room	11'6 x 13'2	Main	Primary Bedroom	11' x 13'8	Main	Bedroom	10' x 13'11			x			x			x	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> </tr> </thead> <tbody> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> </tbody> </table>	Floor	Type	Dimensions			x			x			x			x			x			x			x			x	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Bath</th> <th>Floor</th> <th># of Pieces</th> <th>Ensuite?</th> </tr> </thead> <tbody> <tr><td>1</td><td>Main</td><td>4</td><td>No</td></tr> <tr><td>2</td><td>Main</td><td>3</td><td>Yes</td></tr> <tr><td>3</td><td></td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td><td></td></tr> </tbody> </table>	Bath	Floor	# of Pieces	Ensuite?	1	Main	4	No	2	Main	3	Yes	3				4				5				6				7				8			
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Listing Broker(s): Macdonald Realty Macdonald Realty Real Broker B.C. Ltd.																																																																																												
Welcome to your new home in the charming Willow Creek complex! This 928sqft, modern 2-bedroom, 2-bathroom condo built in 2021, open-concept layout perfect for both relaxed living and entertaining. You'll love the sleek kitchen with stainless appliances, generous living space, and separated bedrooms. Located in the heart of Aldergrove, you're just minutes from the revitalized downtown core, grocery stores, restaurants, Aldergrove Credit Union Community Centre, and parks. Easy access to Fraser Highway and Highway 1 makes commuting a breeze. Whether you're a first-time buyer, downsizer, or investor—this home checks all the boxes!																																																																																												

Active
R3029436
Board: F
Apartment/Condo

306 20614 80 AVENUE
Langley
Willoughby Heights
V2Y 3W7

Residential Attached
\$539,900 (LP) 
(SP) 



Sold Date:	If new, GST/HST inc?:	Original Price: \$559,900
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2024
Frontage(feet):	Bathrooms: 2	Age: 1
Frontage(metres):	Full Baths: 2	Zoning: CD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$0.00
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain: No	P.I.D.: 032-201-672	Tax Inc. Utilities?: No
View: Yes : North Shore mountain view		Tour: Virtual Tour URL
Complex / Subdiv: Ellery		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: Inside Unit	Total Parking: 1	Covered Parking: 1	Parking Access: Rear
Construction: Concrete	Parking: Garage Underbuilding		
Exterior: Concrete, Fibre Cement Board	Dist. to Public Transit:		Dist. to School Bus: 1 Block
Foundation: Concrete Perimeter	Title to Land: Freehold Strata		
	Property Disc.: No		
Renovations:	Fixtures Leased: No :		
# of Fireplaces: 0 R.I. Fireplaces: 0			
Fireplace Fuel: Other	Fixtures Rmvd: No :		
Fuel/Heating: Electric, Heat Pump			
Outdoor Area: Balcony(s)	Floor Finish: Laminate, Tile, Wall/Wall/Mixed		
Type of Roof: Other			

Legal: **STRATA LOT 21 DISTRICT LOT 23 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN EPS10332**

Amenities: **Elevator, Garden, In Suite Laundry, Storage**

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

Finished Floor (Main): 825	Units in Development:	Tot Units in Strata:	Locker: Yes
Finished Floor (Above): 0	Exposure: North	Storeys in Building: 4	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Peninsula Strata Management	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$538.19	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Gardening, Management, Recreation Facility, Sewer, Snow removal, Water		
Finished Floor (Total): 825 sq. ft.			
Unfinished Floor: 0			
Grand Total: 825 sq. ft.	Bylaws Restrictions: No Restrictions		
Suite: Other	Restricted Age:	# of Pets:	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed: 100%		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 5			

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'0 x 11'6	1	Main	3	Yes
Main	Kitchen	11'9 x 10'0	2	Main	4	No
Main	Primary Bedroom	11'6 x 10'6	3			No
Main	Bedroom	10'6 x 9'0	4			No
Main	Laundry	3'0 x 3'0	5			No
			6			No
			7			No
			8			No

Listing Broker(s): **Royal LePage Little Oak Realty**

Your Search is Over! Welcome to ELLERY for a serene living experience. This is a 2-bedroom, 2-bathroom, 3rd-floor, north-facing, bright suite in Langley's desirable Willoughby neighbourhood, with loft ceilings and a custom-designed floor plan. The kitchen boasts quartz countertops to entertain friends & family, designer tiles & backsplash, a gas range & wide plank flooring. Underground secured parking, storage and bike locker. Enjoy incredible views with communal gardens, picnic benches, lounge chairs, a children's play area and a rooftop patio. It is situated in a central location, offering easy access to all amenities & walking distance to shopping, restaurants, cafes, and more. Heat pump for year-round comfort. Pets and rentals are allowed. It must be seen to be appreciated.

Active
R2977328
Board: F
Apartment/Condo

C421 20211 66 AVENUE

Langley
Willoughby Heights
V2Y 0L4

Residential Attached

\$550,000 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$699,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2015
Frontage(feet):	Bathrooms: 2	Age: 10
Frontage(metres):	Full Baths: 2	Zoning: CD-60
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,386.42
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 029-444-420	Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd:	Electricity, Sanitary Sewer, Storm Sewer, Water	
Sewer Type:	City/Municipal	Water Supply: City/Municipal

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

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard**
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:
Parking: **Garage; Underground**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Mixed**

Legal: **STRATA LOT 203, PLAN BCS4502, DISTRICT LOT 311, GROUP 2, 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: **Bike Room, Club House, Elevator, Garden, Playground, Storage**

Site Influences: **Shopping Nearby**
Features:

Finished Floor (Main): **892**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **892 sq. ft.**
Unfinished Floor: **0**
Grand Total: **892 sq. ft.**

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

Units in Development:
Exposure:
Mgmt. Co's Name: **Quay Pacific Management**
Maint Fee: **\$384.03**
Maint Fee Includes: **Garbage Pickup, Gardening, Hot Water, Management, Sewer, Snow removal**

Tot Units in Strata: Locker: **Yes**
Storeys in Building: **4**
Mgmt. Co's #: **604-521-0876**
Council/Park Apprv?:
of Pets: **2** Cats: **Yes** Dogs: **Yes**

Bylaws Restrictions: **Pets Allowed, Rentals Allowed**
Restricted Age:
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	4'3 x 7'4			x	1	Main	3	Yes
Main	Kitchen	9'10 x 8'2			x	2	Main	4	No
Main	Eating Area	6'2 x 10'1			x	3			
Main	Living Room	10'7 x 14'7			x	4			
Main	Primary Bedroom	10'3 x 16'9			x	5			
Main	Bedroom	9'8 x 13'5			x	6			
Main	Walk-In Closet	4'4 x 4'9			x	7			
Main	Patio	10'11 x 6'10			x	8			

Listing Broker(s): **RE/MAX Real Estate Services**

Welcome home to this cozy two-bedroom, two-bathroom top floor corner unit in the Willoughby Heights neighbourhood. This unit features a high ceiling with expansive windows, inviting natural light to flood the space, creating a bright, open atmosphere. Conveniently located within walking distance to schools, shopping, dining, fitness centres and major retailers, this unit is great for first-time buyers or a small family. Residents also enjoy exclusive access to the Elements "Trilogy Club", offering premium amenities such as a lounge, exercise room and a Chef's kitchen. Come experience the perfect blend of comfort, luxury, and location at Elements in Willoughby. ACCEPTED OFFER, CONTACT AGENTS FOR PRICE AND COURT COMPETING BID DETAILS. COURT DATE IS SEPTEMBER 04, 2025.

Active
R3032639
Board: F
Apartment/Condo

330 22020 49 AVENUE

Langley
Murrayville
V3A 3R9

Residential Attached

\$598,000 (LP) 
(SP) 



Sold Date:	If new, GST/HST inc?:	Original Price: \$598,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1998
Frontage(feet):	Bathrooms: 2	Age: 27
Frontage(metres):	Full Baths: 2	Zoning: RM-4
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,128.85
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 024-054-836	Tax Inc. Utilities?: No
View: No :		Tour:
Complex / Subdiv: Murray Green		
First Nation		
Services Connctd: Electricity, Natural Gas, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

Reno. Year: **2022**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Underground, Visitor Parking**
Dist. to Public Transit: **Nearby** Dist. to School Bus: **Nearby**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Mixed**

Legal: **STRATA LOT 122 SECTION 6 TOWNSHIP 11 NEW WESTMINSTER DISTRICT STRATA PLAN LMS2907 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Elevator, Exercise Centre, Garden, Guest Suite, In Suite Laundry, Swirlpool/Hot Tub, Wheelchair Access**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): 1,013			Units in Development: 59			Tot Units in Strata: 130			Locker: Yes				
Finished Floor (Above): 0			Exposure: North			Storeys in Building: 3							
Finished Floor (AbvMain2): 0			Mgmt. Co's Name: Associa BC			Mgmt. Co's #: 604-591-6060							
Finished Floor (Below): 0			Maint Fee: \$493.76			Council/Park Apprv?: No							
Finished Floor (Basement): 0			Maint Fee Includes: Garbage Pickup, Gas, Management, Recreation Facility, Snow removal										
Finished Floor (Total): 1,013 sq. ft.													
Unfinished Floor: 0													
Grand Total: 1,013 sq. ft.			Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed										
Suite: None			Restricted Age:						# of Pets: 2			Cats: Yes	Dogs: Yes
Basement: None			# or % of Rentals Allowed: 100 %										
Crawl/Bsmt. Ht:			Short Term (<1yr)Rnt/Lse Alwd?: No										
# of Kitchens: 1			Short Term Lse-Details:										
# of Levels: 1													
# of Rooms: 7													
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?				
Main	Living Room	11'7 x 13'0			x	1	Main	3	Yes				
Main	Dining Room	10'5 x 10'5			x	2	Main	4	No				
Main	Kitchen	11'5 x 11'7			x	3			No				
Main	Primary Bedroom	11'3 x 11'1			x	4			No				
Main	Walk-In Closet	7'4 x 4'7			x	5			No				
Main	Bedroom	10'8 x 8'6			x	6			No				
Main	Foyer	4'7 x 4'4			x	7			No				
		x			x	8			No				

Listing Broker(s): **RE/MAX Treeland Realty**

RE/MAX Treeland Realty

Welcome to MURRAY GREEN! This bright 2 BED, 2 BATH north-facing home features a LARGE, FULLY COVERED BALCONY—perfect for year-round enjoyment. Includes 2 PARKING STALLS and a STORAGE LOCKER. Stylish 2022 UPDATES include fresh PAINT, new INTERIOR DOORS, updated LIGHTING, a custom FIREPLACE WALL, and ALL NEW KITCHEN APPLIANCES. Recent BUILDING UPGRADES: NEW PLUMBING, NEW ROOF, and PARKADE MEMBRANE. Enjoy top-notch AMENITIES: FITNESS CENTRE, GUEST SUITE, COMMUNITY GARDEN, CAR WASH STALL, and HOT TUB. PRIME LOCATION just a short walk to IGA, SHOPPERS, WC BLAIR REC CENTRE, PARKS, TRANSIT and SCHOOLS. OPEN HOUSE: SEPT 7: 2PM-4PM

Active
R3020082
Board: F
Apartment/Condo

365 27358 32 AVENUE
Langley
Aldergrove Langley
V4W 3M5

Residential Attached
\$634,000 (LP)
(SP) 



Sold Date: If new, GST/HST inc?:
Meas. Type: Bedrooms: **3**
Frontage(feet): Bathrooms: **3**
Frontage(metres): Full Baths: **3**
Depth / Size (ft.): Half Baths: **0**
Sq. Footage: **0.00**
Flood Plain: **No** P.I.D.: **031-275-656**
View: **No**
Complex / Subdiv: **WILLOW CREEK ESTATES**
First Nation
Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$668,000**
Approx. Year Built: **2021**
Age: **4**
Zoning: **RM-3A**
Gross Taxes: **\$3,844.29**
For Tax Year: **2024**
Tax Inc. Utilities?: **No**
Tour:

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

Renovations: Reno. Year:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel: Rain Screen:
Fuel/Heating: **Electric** Metered Water: **No**
Outdoor Area: **Balcony(s)** R.I. Plumbing: **No**
Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
Parking: **Garage Underbuilding**
Dist. to Public Transit: **1/2 BLK.** Dist. to School Bus: **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.**

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**

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

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?:
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
R3034909

Board: F
Townhouse

14 19670 55A AVENUE

Langley
Langley City
V3A 0M1

Residential Attached

\$900,000 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$900,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 2020
Frontage(feet):	Bathrooms: 4	Age: 5
Frontage(metres):	Full Baths: 3	Zoning: MF
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,310.03
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 030-958-148	Tax Inc. Utilities?:
View: Yes : Panoramic from Rooftop Deck		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Patio(s) & Deck(s), Rooftop Deck**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Rear**
Parking: **Carport & Garage, Garage, Single**
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Laminate, Mixed, Carpet**

Legal: **STRATA LOT 16, PLAN EPS6173, SECTION 3, 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): **731**
Finished Floor (Above): **798**
Finished Floor (AbvMain2): **94**
Finished Floor (Below): **295**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,918 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,918 sq. ft.**

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **4**
of Kitchens: **1** # of Rooms: **9**

Units in Development: **19**
Exposure: **North**
Mgmt. Co's Name: **Remi Real Estate Management**
Maint Fee: **\$551.04**
Maint Fee Includes: **Gardening, Management**

Tot Units in Strata: **19** Locker: **No**
Storeys in Building: **4**
Mgmt. Co's #: **604-530-9944**
Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age: # of Pets: **2**
or % of Rentals Allowed:
Short Term (<1yr)Rnt/Lse Alwd?:
Short Term Lse-Details:

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

Floor	Type	Dimensions
Below	Bedroom	10'9 x 10'
Below	Foyer	9'8 x 3'10
Main	Living Room	15'1 x 14'3
Main	Dining Room	11'5 x 9'
Main	Eating Area	8'6 x 11'2
Main	Kitchen	10'5 x 11'1
Above	Primary Bedroom	12'9 x 15'9
Above	Bedroom	9'6 x 11'7

Floor	Type	Dimensions
Above	Bedroom	9'1 x 10'1
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Below	3	No
2	Above	3	Yes
3	Main	2	No
4	Above	4	No
5			
6			
7			
8			

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

Sutton Group-West Coast Realty

Large CORNER UNIT townhouse in the heart of Langley City. The expansive living space comprises of 4 bedrooms & 4 bathrooms in addition to the large Rooftop Terrace with beautiful unobstructed views of Mount Baker & the Golden Ears. This home features a large garage with workshop space and plenty of storage, a full-sized deck with sliding doors, a huge kitchen with big island and stainless steel appliances. Dining room, bright & spacious living room to enjoy evenings with family. This friendly neighborhood is close to schools, Willoughby Town Centre, Children's Park, Dog park and Brydon Lagoon.

Active
R3032894

Board: F
Townhouse

18 19938 70 AVENUE

Langley
Willoughby Heights
V2Y 0R1

Residential Attached

\$970,000 (LP)

(SP) **M**



Sold Date:	If new,GST/HST inc?:	Original Price: \$970,000
Meas. Type:	Bedrooms: 4	Approx. Year Built: 2017
Frontage(feet):	Bathrooms: 4	Age: 8
Frontage(metres):	Full Baths: 3	Zoning: CD-40
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$5,383.62
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain: No	P.I.D.: 030-123-011	Tax Inc. Utilities?: No
View: Yes :mountain		Tour:
Complex / Subdiv: Crest		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Split Entry**
Construction: **Other**
Exterior: **Fibre Cement Board, Mixed, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Double**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT B, PLAN EPS4232, SECTION 15, 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: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main): **968**
Finished Floor (Above): **986**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **598**
Finished Floor (Total): **2,552 sq. ft.**
Unfinished Floor: **0**
Grand Total: **2,552 sq. ft.**

Suite: **None**
Basement: **Part**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **9**

Units in Development:
Exposure:
Mgmt. Co's Name: **Ascent Management**
Maint Fee: **\$399.32**
Maint Fee Includes: **Garbage Pickup, Gardening, Management**

Tot Units in Strata:
Storeys in Building: **3**
Mgmt. Co's #: **604-431-1800**
Council/Park Apprv?:

Locker:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**

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	9'2 x 18'	Below	Bedroom	9'8 x 12'10	1	Main	2	No
Main	Family Room	14'2 x 16'6	Below	Flex Room	13'4 x 16'6	2	Above	3	No
Main	Living Room	11'5 x 18'6				3	Above	3	Yes
Main	Dining Room	7'9 x 18'3				4	Below	3	No
		x				5			
Above	Primary Bedroom	12'8 x 15'6				6			
Above	Bedroom	12'8 x 10'9				7			
Above	Bedroom	10'4 x 11'2				8			

Listing Broker(s): **RE/MAX City Realty**

Court order sale, 4 bedroom T-Home, 3.5 baths, double garage, Laminate and tile flooring, nine foot ceilings on main floor, spacious plan, high efficiency furnace and gas stove. Located in a great area, allow time for showings.

Active
R3009407

Board: F
Townhouse

15 9584 216 STREET

Langley
Walnut Grove
V1M 0C5

Residential Attached

\$984,900 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,099,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 2012
Frontage(feet): 0.00	Bathrooms: 4	Age: 13
Frontage(metres):	Full Baths: 3	Zoning: CD 34
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$4,859.84
Sq. Footage: 0.00	P.I.D.: 028-744-462	For Tax Year: 2024
Flood Plain: No		Tax Inc. Utilities?: No
View: No		Tour:
Complex / Subdiv: Belmont		
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: **Stone, Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Forced Air, Heat Pump**
Outdoor Area: **Balcony(s), Fenced Yard, Patio(s)**
Type of Roof: **Asphalt, Fibreglass**

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

Total Parking: **3** Covered Parking: **2** Parking Access: **Side**
Parking: **Garage; Double**
Dist. to Public Transit: **3** Dist. to School Bus: **3**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Wall/Wall/Mixed, Carpet**

Legal: **PL BCS4312 LT 15 LD 36 SEC 31 TWP 11**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Golf Course Nearby, Paved Road, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main): **960**
Finished Floor (Above): **870**
Finished Floor (AbvMain2): **540**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,370 sq. ft.**
Unfinished Floor: **0**
Grand Total: **2,370 sq. ft.**

Suite: **None**
Basement: **Fully Finished**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **12**

Units in Development: **15** Tot Units in Strata: **15** Locker: **No**
Exposure: **North** Storeys in Building:
Mgmt. Co's Name: **OBSIDIAN PROPERTY MANAGEMENT** Mgmt. Co's #: **604-757-3151**
Maint Fee: **\$441.60** Council/Park Apprv?:
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal**

Bylaws Restrictions: **Pets Allowed, Rentals Allowed**

Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed: **100%**
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	15' x 12'6"	Above	Bedroom	10'3' x 9'	1	Main	2	Yes
Main	Kitchen	12' x 8'	Above	Laundry	6' x 5'	2	Above	3	Yes
Main	Eating Area	10' x 7'	Below	Media Room	14'4' x 14'3"	3	Above	3	No
Main	Dining Room	13' x 9'3"	Below	Bedroom	11'11' x 9'9"	4	Below	3	No
Main	Den	14' x 9'2"				5			No
Above	Primary Bedroom	15'8' x 11'5"				6			No
Above	Walk-In Closet	11'3' x 5'6"				7			No
Above	Bedroom	13' x 10'7"				8			No

Listing Broker(s): **Royal LePage West Real Estate Services**

Welcome to Belmont – Walnut Grove's premier townhome community! This a rare corner unit that perfectly blends sophistication, comfort, & functionality. Featuring 4 spacious bedrooms (3 upstairs & 1 lower level), bathrooms on every floor, a main floor office, and a flex room downstairs—this layout is ideal for growing families, remote workers, or multi-generational living. Enjoy upgraded, high-end appliances, designer finishes, and thoughtful touches throughout. The home also includes central air conditioning and forced air heating to keep you comfortable year-round. Double s by s garage+2 extra parking spots -a true luxury in townhome living! With its modern updates, versatile floorplan, and unbeatable curb appeal, this is arguably the finest TH in the area. Call today to book your Viewing

Active
R3023322

Board: F
Townhouse

6 22334 48 AVENUE

Langley
Murrayville
V3A 3N5

Residential Attached

\$985,000 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$985,000
Meas. Type:	Bedrooms: 4	Approx. Year Built: 2021
Frontage(feet):	Bathrooms: 4	Age: 4
Frontage(metres):	Full Baths: 3	Zoning: STRATA
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$5,177.81
Sq. Footage: 0.00	P.I.D.: 031-391-419	For Tax Year: 2024
Flood Plain:		Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd: Community		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Electric, Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane, Rear**
Parking: **Grg/Double Tandem**
Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **2 BLOCKS**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Legal: **STRATA LOT 7, PLAN EPS7340, SECTION 31, TOWNSHIP 10, 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, In Suite Laundry**

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

Finished Floor (Main): 949	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): 972	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 430	Maint Fee: \$546.95	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Gardening, Management, Snow removal		
Finished Floor (Total): 2,351 sq. ft.			
Unfinished Floor: 0			
Grand Total: 2,351 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Suite:	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: 10			
Floor Type Dimensions	Floor Type Dimensions	Bath	Floor # of Pieces Ensuite?
Below Foyer 9'0 x 9'9	Above Bedroom 15'3 x 10'9	1	Below 4 No
Below Bedroom 12'3 x 10'0	Above Bedroom 13'11 x 11'4	2	Main 2 No
Below Storage 4'9 x 5'0		3	Above 4 Yes
Main Kitchen 15'5 x 12'5		4	Above 4 No
Main Dining Room 10'3 x 17'8		5	
Main Living Room 25'4 x 12'2		6	
Main Storage 5'0 x 5'5		7	
Above Primary Bedroom 14'5 x 12'10		8	

Listing Broker(s): **Amex - Fraseridge Realty**

!!Court Order!! Over 2300sqft bright spacious corner unit townhome with 4bed/4bath located in the heart of Murrayville, Langley. Chef inspired kitchen includes quartz countertops w/ eating bar, tile backsplash & wide plank laminate floors, 3 beds up plus 4th bed & full bath in basement. Spacious primary bedroom includes a walk-in closet & modern ensuite with frameless rainfall shower. Bonus of 22x8 private balcony w/ privacy panels and BBQ gas hookup, tons of storage and attached double garage. Walking distance to school, grocery stores, restaurants, a rec centre, skate park, library, and much more!

Active
R3041405

Board: F
Townhouse

18 8450 204 STREET

Langley
Willoughby Heights
V2Y 3M7

Residential Attached

\$1,050,000 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,050,000
Meas. Type:	Bedrooms: 4	Approx. Year Built: 2021
Frontage(feet):	Bathrooms: 4	Age: 4
Frontage(metres):	Full Baths: 3	Zoning: CD-77
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$5,095.13
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 031-302-947	Tax Inc. Utilities?:
View: :Greenbelt		Tour:
Complex / Subdiv: Homestead		
First Nation		
Services Connctd: Electricity, Natural Gas, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Double**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Hardwood, Mixed, Carpet**

Legal: **STRATA LOT 22, PLAN EPS7318, SECTION 26, 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: **Air Cond./Central, Garden, In Suite Laundry**

Site Influences: **Central Location, Greenbelt, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Garage Door Opener, Microwave, Smoke Alarm**

Finished Floor (Main): 775	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): 775	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 275	Maint Fee: \$375.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management, Snow removal		
Finished Floor (Total): 1,825 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,825 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite:	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
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?
Main	Kitchen	9'10 x 12'0			x	1	Main	2	No
Main	Living Room	13'6 x 19'0			x	2	Above	4	Yes
Main	Nook	9'10 x 8'4			x	3	Above	3	No
Above	Primary Bedroom	12'0 x 11'6			x	4	Below	3	No
Above	Bedroom	10'4 x 11'0			x	5			
Above	Bedroom	10'4 x 11'2			x	6			
Below	Bedroom	9'4 x 9'4			x	7			
		x			x	8			

Listing Broker(s): **Oakwyn Realty Ltd.**

Vanhaus Gruppe Realty Inc.

Welcome to HOMESTEAD—this 2021-built 3-storey townhome offers 1,825 SF of elegant living with 4 beds/4 baths, and a side-by-side double car garage. Corner unit! Enjoy luxury finishings including intricately designed feature walls with crown-style detailing, vaulted ceilings in the primary bedroom, and spa-inspired bathrooms. The open-concept main floor features KitchenAid S/S appliances and A/C for year-round comfort. Step out to a spacious, fully fenced backyard backing onto a tranquil greenbelt—perfect for privacy and entertaining. Bedroom with full bath on below level is ideal for guests or office. A rare blend of style, space, and serenity! Walking dist. to parks, trails, schools, transit, & mins to Hwy 1. Low strata fees and pet-friendly. Openhouse Sat/Sun Sept 6 & 7, 2-4 pm