

<b>Active</b> <b>R3024691</b> Board: F Apartment/Condo	<b>268 27358 32 AVENUE</b> Langley Aldergrove Langley V4W 3M5	Residential Attached <b>\$449,000</b> (LP) (SP)																																																															
	<table style="width:100%;"> <tr> <td>Sold Date:</td> <td>If new, GST/HST inc?:</td> <td>Original Price: <b>\$468,000</b></td> </tr> <tr> <td>Meas. Type:</td> <td>Bedrooms: <b>2</b></td> <td>Approx. Year Built: <b>2021</b></td> </tr> <tr> <td>Frontage(feet):</td> <td>Bathrooms: <b>2</b></td> <td>Age: <b>4</b></td> </tr> <tr> <td>Frontage(metres):</td> <td>Full Baths: <b>2</b></td> <td>Zoning: <b>RM-3A</b></td> </tr> <tr> <td>Depth / Size (ft.):</td> <td>Half Baths: <b>0</b></td> <td>Gross Taxes: <b>\$3,335.55</b></td> </tr> <tr> <td>Sq. Footage: <b>0.00</b></td> <td></td> <td>For Tax Year: <b>2024</b></td> </tr> <tr> <td>Flood Plain:</td> <td>P.I.D.: <b>031-275-508</b></td> <td>Tax Inc. Utilities?:</td> </tr> <tr> <td>View:</td> <td></td> <td>Tour:</td> </tr> <tr> <td colspan="3">Complex / Subdiv: <b>The Grand at Willow Creek</b></td> </tr> <tr> <td colspan="3">First Nation</td> </tr> <tr> <td colspan="3">Services Connctd: <b>Electricity, Water</b></td> </tr> <tr> <td colspan="3">Sewer Type: <b>City/Municipal</b>      Water Supply: <b>City/Municipal</b></td> </tr> </table>		Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$468,000</b>	Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>2021</b>	Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>4</b>	Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>RM-3A</b>	Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$3,335.55</b>	Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>	Flood Plain:	P.I.D.: <b>031-275-508</b>	Tax Inc. Utilities?:	View:		Tour:	Complex / Subdiv: <b>The Grand at Willow Creek</b>			First Nation			Services Connctd: <b>Electricity, Water</b>			Sewer Type: <b>City/Municipal</b> Water Supply: <b>City/Municipal</b>																													
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Legal: <b>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</b>																																																																	
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Listing Broker(s): <b>Macdonald Realty</b> <b>Macdonald Realty</b> <b>Real Broker B.C. Ltd.</b>																																																																	
<b>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!</b>																																																																	

**Active**  
**R3029436**  
Board: F  
Apartment/Condo

**306 20614 80 AVENUE**  
Langley  
Willoughby Heights  
V2Y 3W7

Residential Attached  
**\$534,900** (LP)  
(SP) **M**



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

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

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

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.**

<b>Active</b> <b>R3032639</b> Board: F Apartment/Condo	<b>330 22020 49 AVENUE</b> Langley Murrayville V3A 3R9	Residential Attached <b>\$588,000</b> (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$598,000</b>
Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>1998</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>27</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>RM-4</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$3,128.85</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain:	P.I.D.: <b>024-054-836</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>No</b>		Tour:
Complex / Subdiv: <b>Murray Green</b>		
First Nation:		
Services Connctd: <b>Electricity, Natural Gas, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>1 Storey, Inside Unit</b>	Total Parking: <b>2</b>	Covered Parking: <b>2</b>	Parking Access:
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Underground, Visitor Parking</b>		
Exterior: <b>Mixed, Vinyl</b>	Dist. to Public Transit: <b>Nearby</b>	Dist. to School Bus: <b>Nearby</b>	
Foundation: <b>Concrete Perimeter</b>	Title to Land: <b>Freehold Strata</b>		
	Property Disc.: <b>No</b>		
Renovations: <b>Partly</b>	Fixtures Leased: <b>No</b>		
# of Fireplaces: <b>1</b> R.I. Fireplaces:			
Fireplace Fuel: <b>Gas - Natural</b>	Fixtures Rmvd: <b>No</b>		
Fuel/Heating: <b>Baseboard, Electric</b>	Floor Finish: <b>Mixed</b>		
Outdoor Area: <b>Balcony(s)</b>			
Type of Roof: <b>Asphalt</b>			

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): <b>1,013</b>	Units in Development: <b>59</b>	Tot Units in Strata: <b>130</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure: <b>North</b>	Storeys in Building: <b>3</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Associa BC</b>	Mgmt. Co's #: <b>604-591-6060</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$493.76</b>	Council/Park Apprv?: <b>No</b>	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Garbage Pickup, Gas, Management, Recreation Facility, Snow removal</b>		
Finished Floor (Total): <b>1,013 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>1,013 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b>		
Suite: <b>None</b>	Restricted Age:	# of Pets: <b>2</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Basement: <b>None</b>	# or % of Rentals Allowed: <b>100%</b>		
Crawl/Bsmt. Ht:	Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details:		
# of Levels: <b>1</b>			
# of Rooms: <b>7</b>			

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	11'7 x 13'0	1	Main	3	Yes
Main	Dining Room	10'5 x 10'5	2	Main	4	No
Main	Kitchen	11'5 x 11'7	3			No
Main	Primary Bedroom	11'3 x 11'1	4			No
Main	Walk-In Closet	7'4 x 4'7	5			No
Main	Bedroom	10'8 x 8'6	6			No
Main	Foyer	4'7 x 4'4	7			No
		x	8			No

Listing Broker(s): **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) **M**



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$668,000</b>
Meas. Type:	Bedrooms: <b>3</b>	Approx. Year Built: <b>2021</b>
Frontage(feet):	Bathrooms: <b>3</b>	Age: <b>4</b>
Frontage(metres):	Full Baths: <b>3</b>	Zoning: <b>RM-3A</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$3,844.29</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain: <b>No</b>	P.I.D.: <b>031-275-656</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>No :</b>		Tour:
Complex / Subdiv: <b>WILLOW CREEK ESTATES</b>		
First Nation		
Services Connctd: <b>Electricity, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b> Water Supply: <b>City/Municipal</b>		

Style of Home: **1 Storey, Inside Unit**  
Construction: **Concrete**  
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.** 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.**

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?:  
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**  
**R3054468**

Board: F  
Townhouse

**77 19913 70 AVENUE**

Langley  
Willoughby Heights  
V2Y 0S9

Residential Attached

**\$798,000** (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$798,000</b>
Meas. Type:	Bedrooms: <b>3</b>	Approx. Year Built: <b>2017</b>
Frontage(feet):	Bathrooms: <b>3</b>	Age: <b>8</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>CD-83</b>
Depth / Size (ft.):	Half Baths: <b>1</b>	Gross Taxes: <b>\$2,930.47</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2025</b>
Flood Plain:	P.I.D.: <b>030-067-006</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>:</b>		Tour:
Complex / Subdiv: <b>BROOKS</b>		
First Nation		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **3 Storey**  
Construction: **Frame - Wood**  
Exterior: **Stone, Vinyl**  
Foundation: **Concrete Perimeter**

Renovations: **Completely**  
# of Fireplaces: **R.I. Fireplaces:**  
Fireplace Fuel:  
Fuel/Heating: **Hot Water, Radiant**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

Reno. Year: **2024**  
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: **Laminate, Tile, Carpet**

Legal: **STRATA LOT 80 SECTION 15 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN EPS3138 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Club House, In Suite Laundry, Playground**

Site Influences:  
Features:

Finished Floor (Main): **694**  
Finished Floor (Above): **697**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **128**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,519 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,519 sq. ft.**

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

Units in Development:  
Exposure:  
Mgmt. Co's Name: **Tribe Management**  
Maint Fee: **\$355.00**  
Maint Fee Includes: **Garbage Pickup, Management, Recreation Facility**

Tot Units in Strata: **101** Locker:  
Storeys in Building:  
Mgmt. Co's #:  
Council/Park Apprv?:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Below	Foyer	10'2 x 4'3	Above	Bedroom	10'6 x 8'10	1	Main	2	No
		x	Above	Bedroom	10'9 x 8'9	2	Above	5	Yes
Main	Dining Room	10'8 x 12'2	Above	Laundry	3'1 x 5'5	3	Above	4	No
Main	Kitchen	12'9 x 16'1			x	4			No
Main	Living Room	14'2 x 12'9			x	5			No
		x			x	6			No
Above	Primary Bedroom	13'5 x 12'3			x	7			No
Above	Walk-In Closet	4'1 x 8'3			x	8			No

Listing Broker(s): **Stonehaus Realty Corp.**

**Completely renovated this stunning end-unit home offers modern comfort and convenience. The main floor offers a gourmet kitchen with pantry and gas range, along with a spacious balcony, powder room, and open living/dining areas. Upstairs, the primary suite boasts a walk-in closet, double vanity ensuite with separate tub/shower, plus two additional bedrooms, full bath, and laundry. Enjoy radiant heating, hot water on demand, and a private yard backing onto Routley Park with trails, playgrounds, sports courts, and a community garden. Complex features a clubhouse and playground.**

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

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	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Below	Bedroom	10'9 x 10'	Above	Bedroom	9'1 x 10'1	1	Below	3	No
Below	Foyer	9'8 x 3'10			x	2	Above	3	Yes
Main	Living Room	15'1 x 14'3			x	3	Main	2	No
Main	Dining Room	11'5 x 9'			x	4	Above	4	No
Main	Eating Area	8'6 x 11'2			x	5			
Main	Kitchen	10'5 x 11'1			x	6			
Above	Primary Bedroom	12'9 x 15'9			x	7			
Above	Bedroom	9'6 x 11'7			x	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**  
**R3023322**

Board: F  
Townhouse

**6 22334 48 AVENUE**

Langley  
Murrayville  
V3A 3N5

Residential Attached

**\$915,000** (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?:  
Meas. Type: Bedrooms: **4**  
Frontage(feet): Bathrooms: **4**  
Frontage(metres): Full Baths: **3**  
Depth / Size (ft.): Half Baths: **1**  
Sq. Footage: **0.00**  
Flood Plain: P.I.D.: **031-391-419**  
View: :  
Complex / Subdiv:  
First Nation  
Services Connctd: **Community**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$985,000**  
Approx. Year Built: **2021**  
Age: **4**  
Zoning: **STRATA**  
Gross Taxes: **\$5,177.81**  
For Tax Year: **2024**  
Tax Inc. Utilities?: **No**  
Tour:

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**  
Finished Floor (Above): **972**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **430**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **2,351 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **2,351 sq. ft.**

Units in Development:  
Exposure:  
Mgmt. Co's Name:  
Maint Fee: **\$546.95**  
Maint Fee Includes: **Gardening, Management, Snow removal**

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

Locker:

Suite:  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **3**  
# of Kitchens: **1** # of Rooms: **10**

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

Floor	Type	Dimensions
Below	Foyer	9'0 x 9'9
Below	Bedroom	12'3 x 10'0
Below	Storage	4'9 x 5'0
Main	Kitchen	15'5 x 12'5
Main	Dining Room	10'3 x 17'8
Main	Living Room	25'4 x 12'2
Main	Storage	5'0 x 5'5
Above	Primary Bedroom	14'5 x 12'10

Floor	Type	Dimensions
Above	Bedroom	15'3 x 10'9
Above	Bedroom	13'11 x 11'4
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Below	4	No
2	Main	2	No
3	Above	4	Yes
4	Above	4	No
5			
6			
7			
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**  
**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: <b>\$970,000</b>
Meas. Type:	Bedrooms: <b>4</b>	Approx. Year Built: <b>2017</b>
Frontage(feet):	Bathrooms: <b>4</b>	Age: <b>8</b>
Frontage(metres):	Full Baths: <b>3</b>	Zoning: <b>CD-40</b>
Depth / Size (ft.):	Half Baths: <b>1</b>	Gross Taxes: <b>\$5,383.62</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain: <b>No</b>	P.I.D.: <b>030-123-011</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes : mountain</b>		Tour:
Complex / Subdiv: <b>Crest</b>		
First Nation		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

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): <b>765</b>	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): <b>744</b>	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): <b>283</b>	Maint Fee: <b>\$383.79</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Garbage Pickup, Gardening, Management, Snow removal</b>		
Finished Floor (Total): <b>1,792 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>1,792 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>		
Suite:	Restricted Age:	# of Pets: <b>2</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Basement: <b>None</b>	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details:		
# of Levels: <b>3</b>			
# of Rooms: <b>10</b>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	12'0 x 12'5	Main	Dining Room	13'3 x 7'5	1	Main	2	No
Main	Living Room	12'0 x 13'5	Above	Walk-In Closet	10'11 x 5'3	2	Above	4	Yes
Main	Nook	11'3 x 10'8			x	3	Above	3	No
Above	Primary Bedroom	11'5 x 12'0			x	4	Below	3	No
Above	Bedroom	10'3 x 9'5			x	5			
Above	Bedroom	11'2 x 10'3			x	6			
Below	Bedroom	9'3 x 9'2			x	7			
Main	Patio	14'10 x 7'3			x	8			

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

**Vanhaus Gruppe Realty Inc.**

**Welcome to HOMESTEAD—this 2021-built 3-storey townhome offers 1,792 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. Contact Elton for viewing.**