



Presented by:
Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
<http://www.homehuntersbc.com>
doc@homehuntersbc.com



Active
R3020282
Board: F
Apartment/Condo

308 20381 96 AVENUE

Langley
Walnut Grove
V1M 2L1

Residential Attached

\$460,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$460,000
Meas. Type:	Bedrooms: 1	Approx. Year Built: 1993
Frontage(feet):	Bathrooms: 1	Age: 32
Frontage(metres):	Full Baths: 1	Zoning: CD2
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,611.54
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 018-576-753	Tax Inc. Utilities?: Yes
View:		Tour:
Complex / Subdiv: CHELSEA GREEN		
First Nation:		
Services Connctd: Electricity, Natural Gas, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Live/Work Studio, Penthouse**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Hot Water, Radiant**
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, RV Parking Avail., Visitor Parking**
Dist. to Public Transit:
Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**

Legal: **STRATA LOT 211, PLAN LMS509, DISTRICT LOT 124, 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 1**

Amenities: **Bike Room, Club House, Elevator, Exercise Centre, Guest Suite, In Suite Laundry, Pool; Outdoor, Swirlpool/Hot Tub**

Site Influences: **Adult Oriented, Central Location, Gated Complex, Recreation Nearby, Retirement Community, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave**

Finished Floor (Main): 778	Units in Development:	Tot Units in Strata:	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: HUGH & MCKINNON REALTY	Mgmt. Co's #: 604-541-5236	
Finished Floor (Below): 0	Maint Fee: \$396.80	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 778 sq. ft.			
Unfinished Floor: 0			
Grand Total: 778 sq. ft.	Bylaws Restrictions: Age Restrictions, Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite:	Restricted Age: 55+	# of Pets: 1	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: 4			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	11'6" x 16'5"				1	Main	4	Yes
Main	Dining Room	11'6" x 7'0"				2			
Main	Kitchen	9'9" x 13'3"				3			
Main	Primary Bedroom	10'5" x 15'1"				4			
		x				5			
		x				6			
		x				7			
		x				8			

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

Saba Realty Ltd.

Beautiful, private penthouse in spectacular Chelsea Green overlooking the pool! Bright & spacious east facing 1 bed, 1 bath unit with vaulted ceilings. Unit features in-suite laundry, gas fireplace, covered balcony & large master bedroom. This gated community offers impressive amenities: clubhouse featuring elegant lounge with large stone gas fireplace, kitchen & pool table; outdoor pool, hot tub, exercise room, workshop, library, 2 guest suites, RV parking, social committee & resident manager. Carefree retirement living at its finest! Close to restaurants, shops, transit, parks, recreation & highway access. Maintenance fee includes heat, hot water & gas. One occupant to be age 55+. Rentals allowed, 2 small pets welcome! Open House Saturday, Aug 2, 2:30-4:30pm



Presented by:
Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
<http://www.homehuntersbc.com>
doc@homehuntersbc.com



Active
R3024691
Board: F
Apartment/Condo

268 27358 32 AVENUE

Langley
Aldergrove Langley
V4W 3M5

Residential Attached

\$468,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?:
Meas. Type: Bedrooms: **2**
Frontage(feet): Bathrooms: **2**
Frontage(metres): Full Baths: **2**
Depth / Size (ft.): Half Baths: **0**
Sq. Footage: **0.00**
Flood Plain: P.I.D.: **031-275-508**
View: :
Complex / Subdiv: **The Grand at Willow Creek**
First Nation
Services Connctd: **Electricity, Water**
Sewer Type: **City/Municipal** 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**

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.: **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	Units in Development: 209	Tot Units in Strata: 47	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 4	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: DWELL	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$498.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Hot Water, Management		
Finished Floor (Total): 928 sq. ft.			
Unfinished Floor: 0			
Grand Total: 928 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
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: 1			
# of Rooms: 5			

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	10'9 x 10'3	1	Main	4	No
Main	Dining Room	10'11 x 10'5	2	Main	3	Yes
Main	Living Room	11'6 x 13'2	3			
Main	Primary Bedroom	11' x 13'8	4			
Main	Bedroom	10' x 13'11	5			
		x	6			
		x	7			
		x	8			

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!



Presented by:
Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
<http://www.homehuntersbc.com>
doc@homehuntersbc.com



Active
R2981399

Board: F
Townhouse

40 27456 32 AVENUE

Langley
Aldergrove Langley
V4W 3P1

Residential Attached

\$485,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$530,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 1982
Frontage(feet):	Bathrooms: 2	Age: 43
Frontage(metres):	Full Baths: 1	Zoning: RM-1
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,304.37
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain: No	P.I.D.: 000-864-404	Tax Inc. Utilities?: No
View: No :		Tour:
Complex / Subdiv: Cedar Park Estates		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey, End Unit**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel: **None**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate**

Dist. to School Bus:

Legal: **STRATA LOT 64 SECTION 20 TOWNSHIP 13 NEW WESTMINSTER DISTRICT STRATA PLAN NW1792 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Playground**

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

Finished Floor (Main): **600**
Finished Floor (Above): **580**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,180 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,180 sq. ft.**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **2**
of Kitchens: **1** # of Rooms: **7**

Units in Development: **100**
Exposure: **North**
Mgmt. Co's Name: **Dwell Property Management**
Maint Fee: **\$299.99**
Maint Fee Includes: **Garbage Pickup, Gardening, Management**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #: **604-248-3626**
Council/Park Apprv?:

Locker:

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

Restricted Age:
or % of Rentals Allowed: **100%**
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?
Main	Foyer	0'0 x 0'0			x	1	Main	2	No
Main	Living Room	0'0 x 0'0			x	2	Above	4	No
Main	Dining Room	0'0 x 0'0			x	3			No
Main	Kitchen	0'0 x 0'0			x	4			No
Above	Primary Bedroom	0'0 x 0'0			x	5			No
Above	Bedroom	0'0 x 0'0			x	6			No
Above	Bedroom	0'0 x 0'0			x	7			No
		x			x	8			No

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

This spacious 3 bedroom, 2 bathroom end-unit townhome offers the perfect blend of comfort and potential. Nestled in the quiet, family-friendly Cedar Park complex, this home features a fully fenced yard—ideal for kids, pets, and entertaining. The community offers visitor parking and a playground, making it a great place for families. Located close to schools, shopping, and amenities, this townhome is ready for your renovation ideas to make it truly your own. COURT ORDER SALE. SOLD "AS IS WHERE IS"



Presented by:
Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
<http://www.homehuntersbc.com>
doc@homehuntersbc.com



Active
R2977328
Board: F
Apartment/Condo

C421 20211 66 AVENUE

Langley
Willoughby Heights
V2Y 0L4

Residential Attached

\$550,000 (LP)

(SP)



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:
Storeys in Building: **4**
Mgmt. Co's #: **604-521-0876**
Council/Park Apprv?:

Locker: **Yes**

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

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?
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.



Presented by:
Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
<http://www.homehuntersbc.com>
doc@homehuntersbc.com



Active
R3029436
Board: F
Apartment/Condo

306 20614 80 AVENUE

Langley
Willoughby Heights
V2Y 3W7

Residential Attached

\$559,900 (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**
Construction: **Concrete**
Exterior: **Concrete, Fibre Cement Board**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
Parking: **Garage Underbuilding**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Dist. to School Bus: **1 Block**

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**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **825 sq. ft.**
Unfinished Floor: **0**
Grand Total: **825 sq. ft.**

Suite: **Other**
Basement: **None**
Crawl/Bsmt. Ht.:
of Kitchens: **1** # of Levels: **1**
of Rooms: **5**

Units in Development:
Exposure: **North**
Mgmt. Co's Name: **Peninsula Strata Management**
Maint Fee: **\$538.19**
Maint Fee Includes: **Gardening, Management, Recreation Facility, Sewer, Snow removal, Water**

Tot Units in Strata:
Storeys in Building: **4**
Mgmt. Co's #:
Council/Park Apprv?: **No**
Locker: **Yes**
of Pets:
Cats: **Yes** Dogs: **Yes**

Bylaws Restrictions: **No Restrictions**
Restricted Age:
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	12'0 x 11'6			x	1	Main	3	Yes
Main	Kitchen	11'9 x 10'0			x	2	Main	4	No
Main	Primary Bedroom	11'6 x 10'6			x	3			No
Main	Bedroom	10'6 x 9'0			x	4			No
Main	Laundry	3'0 x 3'0			x	5			No
		x			x	6			No
		x			x	7			No
		x			x	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.



Presented by:
Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
<http://www.homehuntersbc.com>
doc@homehuntersbc.com



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	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**

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: SATURDAY, AUG 9 12PM-2PM.



Presented by:
Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
<http://www.homehuntersbc.com>
doc@homehuntersbc.com



Active
R3020082

Board: F
Apartment/Condo

365 27358 32 AVENUE

Langley
Aldergrove Langley
V4W 3M5

Residential Attached

\$668,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$668,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2021
Frontage(feet):	Bathrooms: 3	Age: 4
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: **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.**
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 Kitchens: **1**

of Levels: **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:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?:
Short Term Lse-Details:

of Pets: **2** Cats: **Yes** Dogs: **Yes**

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



Presented by:
Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
<http://www.homehuntersbc.com>
doc@homehuntersbc.com



Active
R2948831

Board: F
Townhouse

14 19670 55A AVENUE

Langley
Langley City
V3A 0M1

Residential Attached

\$925,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$990,000
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, Other**

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	Units in Development: 19	Tot Units in Strata: 19 Locker: No
Finished Floor (Above): 798	Exposure: North	Storeys in Building: 3
Finished Floor (AbvMain2): 94	Mgmt. Co's Name: Remi Real Estate Management	Mgmt. Co's #: 604-530-9944
Finished Floor (Below): 295	Maint Fee: \$551.04	Council/Park Apprv?:
Finished Floor (Basement): 0	Maint Fee Includes: Gardening, Management	
Finished Floor (Total): 1,918 sq. ft.		
Unfinished Floor: 0		
Grand Total: 1,918 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest.	
Suite: None	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: 9		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Below	Bedroom	10'9 x 10'0	Above	Bedroom	9'1 x 10'1	1	Below	3	Yes
Below	Foyer	9'8 x 3'10			x	2	Main	2	No
Main	Living Room	15'1 x 14'3			x	3	Above	3	No
Main	Dining Room	11'5 x 9'0			x	4	Above	3	Yes
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 bedroom & 4 bathrooms in addition to the large 753 square foot Rooftop Terrace with panoramic views! 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.



Presented by:
Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
<http://www.homehuntersbc.com>
doc@homehuntersbc.com



Active
R3023322

Board: F
Townhouse

6 22334 48 AVENUE

Langley
Murrayville
V3A 3N5

Residential Attached

\$985,000 (LP)

(SP)



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		For Tax Year: 2024
Flood Plain:	P.I.D.: 031-391-419	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:

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:	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes:		
Finished Floor (Total): 2,351 sq. ft.			
Unfinished Floor: 0			
Grand Total: 2,351 sq. ft.	Bylaws Restrictions:	# of Pets:	Cats: Dogs:
Suite:	Restricted Age:		
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?:		
# 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			x	3	Above	4	Yes
Main	Kitchen	15'5 x 12'5			x	4	Above	4	No
Main	Dining Room	10'3 x 17'8			x	5			
Main	Living Room	25'4 x 12'2			x	6			
Main	Storage	5'0 x 5'5			x	7			
Above	Primary Bedroom	14'5 x 12'10			x	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!



Presented by:
Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
<http://www.homehuntersbc.com>
doc@homehuntersbc.com



Active
R3009407

Board: F
Townhouse

15 9584 216 STREET

Langley
Walnut Grove
V1M 0C5

Residential Attached

\$1,040,000 (LP)

(SP)



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	# of Pets: 2	Cats: Yes Dogs: Yes
Restricted Age:		
# 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"			x	5			No
Above	Primary Bedroom	15'8' x 11'5"			x	6			No
Above	Walk-In Closet	11'3' x 5'6"			x	7			No
Above	Bedroom	13' x 10'7"			x	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