



Presented by:
Doc Livingston PREC*

eXp Realty
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Active
R3061410
Board: F
Apartment/Condo

A417 20727 WILLOUGHBY TOWN CENTRE DRIVE

Langley
Willoughby Heights
V2Y 3N1

Residential Attached
\$415,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$499,000
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 2021
Frontage(feet):	Bathrooms: 1	Age: 5
Frontage(metres):	Full Baths: 1	Zoning: RES
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,587.47
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 031-476-805	Tax Inc. Utilities?: No
View: Yes :STREET SCAPE		Tour:
Complex / Subdiv: THE RESIDENCES		
First Nation:		
Services Connctd: Community		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
Parking: **Garage Underbuilding**
Dist. to Public Transit: **IMMEDIATE** Dist. to School Bus: **IMMEDIATE**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **: SOLD AS IS WHERE IS AT TIME OF POSSESSION**
Fixtures Rmvd: **: SOLD AS IS WHERE IS AT TIME OF POSSESSION**
Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 75 SECTION 23 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN EPS7877 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**

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

Finished Floor (Main): **568**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **568 sq. ft.**
Unfinished Floor: **0**
Grand Total: **568 sq. ft.**

Units in Development: **113**
Exposure: **South**
Mgmt. Co's Name: **REMI REAL ESTATE MGMT**
Maint Fee: **\$156.79**
Maint Fee Includes: **Gardening, Hot Water, Management**

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

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	7'0 x 4'10			x	1	Main	4	Yes
Main	Kitchen	11'9 x 7'7			x	2			
Main	Living Room	14'8 x 8'7			x	3			
Main	Primary Bedroom	11'7 x 8'6			x	4			
Main	Laundry	5'0 x 4'0			x	5			
					x	6			
					x	7			
					x	8			

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

WOW!! What a great neighbourhood in Willoughby Heights. So convenient for local shopping, restaurants, coffee shops, gym, -everything at your doorstep. Nice open floor plan equipped with modern two tone cabinets and big center island in the kitchen, laundry with some space for storage, primary bedroom with cheater door to the full bath. Features include bath with a deep tub and tile floors, living room with door to full length 18' deck overlooking the trendy street scape below with a sunny southern exposure, kitchen with ample cupboards and onyx style counters, laminates throughout the living area but carpets in the bedroom. The unit shows well.



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Active
R3073421
Board: F
Apartment/Condo

413 8880 202 STREET
Langley
Walnut Grove
V1M 4E7

Residential Attached
\$429,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$469,900
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 2005
Frontage(feet): 0.00	Bathrooms: 1	Age: 21
Frontage(metres):	Full Baths: 1	Zoning: CD-25
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,437.12
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain: No	P.I.D.: 026-328-275	Tax Inc. Utilities?: No
View: Yes : Garden View		Tour:
Complex / Subdiv: The Residences		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
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: **Close by** Dist. to School Bus: **Close by**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**

Legal: **STRATA LOT 92, PLAN BCS1359, SECTION 35, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Club House, Elevator, Exercise Centre, Garden, In Suite Laundry, Independent living, Storage, Wheelchair Access, Concierge**

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

Finished Floor (Main): 741	Units in Development: 94	Tot Units in Strata: 94	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 4	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Associa BC	Mgmt. Co's #: 604-591-6060	
Finished Floor (Below): 0	Maint Fee: \$414.38	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Sewer, Snow removal		
Finished Floor (Total): 741 sq. ft.			
Unfinished Floor: 0			
Grand Total: 741 sq. ft.	Bylaws Restrictions: Age Restrictions, Pets Allowed w/Rest., Rentals Allowed		
Suite: None	Restricted Age: 55+	# of Pets: 1	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	15'5" x 11'7"			x	1	Main	3	Yes
Main	Dining Room	11' x 11'			x	2			No
Main	Kitchen	8'7" x 7'			x	3			No
Main	Bedroom	11' x 10'			x	4			No
					x	5			No
					x	6			No
					x	7			No
					x	8			No

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

Welcome to The Residences at Walnut Grove — a 55+ community in the heart of Walnut Grove. Shops, restaurants, medical offices, and pharmacies are right outside your door, plus concierge service and great amenities including a reading room, garden patio, gym, and activity rooms. This bright newly renovated 1-bedroom home offers an extra-large rooftop deck with no neighbours above, an open layout with full dining area, cheater ensuite, in-suite laundry, and an electric fireplace. Freshly cleaned and move-in ready. Pet-friendly (with restrictions) and includes 1 parking stall and a storage locker. Homes here rarely become available—don't miss this opportunity!



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Active
R3078168
Board: F
Apartment/Condo

205 5377 201A STREET
Langley
Langley City
V3A 1S7

Residential Attached
\$494,999 (LP)
(SP)



Sold Date: If new,GST/HST inc?: Original Price: **\$525,000**
Meas. Type: Bedrooms: **2** Approx. Year Built: **1992**
Frontage(feet): Bathrooms: **2** Age: **34**
Frontage(metres): Full Baths: **2** Zoning: **RM2**
Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$2,731.49**
Sq. Footage: **0.00** For Tax Year: **2025**
Flood Plain: P.I.D.: **017-588-111** Tax Inc. Utilities?: **No**
View: : Tour:
Complex / Subdiv: **Red Maple Place**
First Nation
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

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

Reno. Year: **2018**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground, 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, Tile, Vinyl/Linoleum**

Legal: **STRATA LOT 13 OF DISTRICT LOT 305 GROUP 2 NEW WESTMINSTER DISTRICT STRATAPLAN LMS226 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, In Suite Laundry, Recreation Center, Storage**

Site Influences: **Shopping Nearby**

Features:

Finished Floor (Main): **1,248**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,248 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,248 sq. ft.**

Units in Development:
Exposure: **West**
Mgmt. Co's Name: **Houghton Realty Property Mngmt**
Maint Fee: **\$552.48**
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal**

Tot Units in Strata: Locker: **Yes**
Storeys in Building:
Mgmt. Co's #: **604-576-2141**
Council/Park Apprv?:
Bylaws Restrictions: **Pets Allowed w/Rest., Smoking Restrictions**
Restricted Age: # of Pets: **1** Cats: **Yes** Dogs: **Yes**

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **6**

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	Dining Room	12'6 x 12'3			x	1	Main	4	Yes
Main	Kitchen	12'1 x 9'11			x	2	Main	3	No
Main	Living Room	13'11 x 15'10			x	3			No
Main	Laundry	7'10 x 6'3			x	4			No
Main	Primary Bedroom	15'10 x 12'4			x	5			No
Main	Bedroom	12'6 x 9'10			x	6			No
					x	7			No
					x	8			No

Listing Broker(s): **RE/MAX 2000 Realty**

Court ordered sale. Spacious 2 bedroom and 2 bathroom home offering nearly 1,300 sq.ft. with a bright and functional layout. The unit faces inward, providing a quiet setting with excellent natural light throughout. The home features some improvements, offering a solid foundation for a buyer to personalize further. Well managed strata with a thoughtful floor plan that separates living and sleeping areas for everyday comfort. Includes 1 parking stall and 1 storage locker. Conveniently located close to shops, services, transit, and within proximity to the future SkyTrain station, making this an ideal opportunity for homeowners or investors alike.



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Active
R3020082
Board: F
Apartment/Condo

365 27358 32 AVENUE
Langley
Aldergrove Langley
V4W 3M5

Residential Attached
\$575,000 (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: 5
Frontage(metres):	Full Baths: 3	Zoning: RM-3A
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,844.29
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain: No	P.I.D.: 031-275-656	Tax Inc. Utilities?: No
View: No		Tour:
Complex / Subdiv: WILLOW CREEK ESTATES		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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?: **No**
Short Term Lse-Details:

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

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

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



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Active
R3056410
Board: F
Townhouse

5 20451 84 AVENUE
Langley
Willoughby Heights
V2Y 0X5

Residential Attached
\$788,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$848,800
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2018
Frontage(feet):	Bathrooms: 3	Age: 8
Frontage(metres):	Full Baths: 2	Zoning: CD-77
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$2,876.87
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain: No	P.I.D.: 030-461-987	Tax Inc. Utilities?: No
View: Yes : Partial Mountain View		Tour: Virtual Tour URL
Complex / Subdiv: Walden		
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**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, Vinyl**
Foundation: **Concrete Perimeter, Concrete Slab**

Renovations:
of Fireplaces: **0** R.I. Fireplaces: **0**
Fireplace Fuel: **None**
Fuel/Heating: **Electric, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **4** Parking Access: **Rear**
Parking: **Carport & Garage, Visitor Parking**
Dist. to Public Transit: **900 Metres** Dist. to School Bus: **900 Metres**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 5, PLAN EPS4809, 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: **In Suite Laundry**

Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Security - Roughed In, Smoke Alarm, Sprinkler - Fire, Windows - Thermo**

Finished Floor (Main): 626	Units in Development: 136	Tot Units in Strata: 136	Locker: No
Finished Floor (Above): 625	Exposure: South	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Homelife Advantage Realty Ltd.	Mgmt. Co's #: 604-859-3141	
Finished Floor (Below): 180	Maint Fee: \$280.00	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Gardening, Management, Snow removal		
Finished Floor (Total): 1,431 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,431 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed, Smoking Restrictions		

Suite: **None**
Basement: **Fully Finished**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **15**

Restricted Age: # of Pets: **2** Cats: 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?
Below	Flex Room	12'7 x 8'5	Main	Family Room	11' x 10'5	1	Main	2	No
Below	Foyer	6' x 6'	Above	Primary Bedroom	10'10 x 10'6	2	Above	4	No
Below	Walk-In Closet	6' x 4'	Above	Other	8'5 x 8'	3	Above	4	Yes
Main	Pantry	6'3 x 4'3	Above	Walk-In Closet	8'6 x 5'	4			
Main	Other	6'5 x 5'3	Above	Bedroom	11' x 8'5	5			
Main	Living Room	12'6 x 11'4	Above	Bedroom	11' x 8'	6			
Main	Dining Room	12'5 x 7'	Above	Other	11' x 8'2	7			
Main	Kitchen	11'5 x 8'7			x	8			

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

The Walden! Bright and spacious 3 Bedroom+ Flex room / 2.5 bathrooms townhome by Woodbridge, built in 2018. Features include quartz countertops, a gas range, stainless steel appliances, a rare walk-in pantry, and an open-concept living. Durable Hardie/vinyl siding, electric heat, balcony, and 4+ parking (double garage + driveway + street). Family-friendly complex, walking distance to schools, transit, and shops with easy freeway access. Pets and rentals allowed (with restrictions). Sold as-is, where-is. Court approval required. The court date for the above property is March 5, 2026, at 9:45 a.m. at the Smythe Street Supreme Court in Vancouver. Thanks,



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Doc Livingston PREC*

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Active
R3059642
Board: F
Townhouse

14 19670 55A AVENUE
Langley
Langley City
V3A 0M1

Residential Attached
\$850,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$875,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 2020
Frontage(feet):	Bathrooms: 4	Age: 6
Frontage(metres):	Full Baths: 3	Zoning: MF
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,567.82
Sq. Footage: 0.00		For Tax Year: 2025
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.

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?:

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
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	Main	2	No
Main	Living Room	15'1 x 14'3			x	3	Above	4	No
Main	Dining Room	11'5 x 9'			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 is 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.



Presented by:
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Active
R3087775
Board: F
Townhouse

6 22334 48 AVENUE
Langley
Murrayville
V3A 3N5

Residential Attached
\$910,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$910,000
Meas. Type:	Bedrooms: 4	Approx. Year Built: 2021
Frontage(feet):	Bathrooms: 4	Age: 5
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: Virtual Tour URL
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 Block**
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: **North**
Mgmt. Co's Name: **Cornerstone Park Realty**
Maint Fee: **\$546.91**
Maint Fee Includes: **Gardening, Management, Recreation Facility, Snow removal**

Tot Units in Strata: **26** Locker:
Storeys in Building:
Mgmt. Co's #: **604-200-4040**
Council/Park Apprv?:

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

Bylaws Restrictions: **Pets Allowed w/Rest.**
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?
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			No
Main	Living Room	25'4 x 12'2			x	6			No
Main	Storage	5'0 x 5'5			x	7			No
Above	Primary Bedroom	14'5 x 12'10			x	8			No

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

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 Master 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, groceries stores, restaurants, a rec centre, skate park, library & much more.



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Active
R3032894
Board: F
Townhouse

18 19938 70 AVENUE
Langley
Willoughby Heights
V2Y 0R1

Residential Attached
\$970,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$970,000
Meas. Type:	Bedrooms: 4	Approx. Year Built: 2017
Frontage(feet):	Bathrooms: 4	Age: 9
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** Dist. to School Bus:
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.**

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:

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

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



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Active
R3095633

Board: F
Row House (Non-Strata)

21065 80 AVENUE

Langley
Willoughby Heights
V2Y 0J4

Residential Attached

\$999,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$999,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 2013
Frontage(feet): 24.61	Bathrooms: 3	Age: 13
Frontage(metres): 7.50	Full Baths: 2	Zoning: RCL-RA
Depth / Size (ft.): 92.84	Half Baths: 1	Gross Taxes: \$4,209.80
Sq. Footage: 2,270.00	P.I.D.: 028-278-844	For Tax Year: 2025
Flood Plain: No	View: No	Tax Inc. Utilities?: No
Complex / Subdiv: First Nation	Services Connctd: Electricity, Water	Tour:
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed, Stone, Stucco**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **3** Covered Parking: **1** Parking Access:
Parking: **DetachedGrge/Carport**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **Yes: Court ordered Sale**
Floor Finish:

Legal: **LOT 43, PLAN BCP45244, SECTION 25, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: **Golf Course Nearby, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main): **768**
Finished Floor (Above): **760**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **760**
Finished Floor (Total): **2,288 sq. ft.**
Unfinished Floor: **0**
Grand Total: **2,288 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name:
Maint Fee:
Maint Fee Includes:

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

Locker:

Suite: **Unauthorized Suite**
Basement: **Fully Finished, Separate Entry**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **2** # of Rooms: **11**

Bylaws Restrictions:
Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?:
Short Term Lse-Details:

of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	11'2 x 11'8	Bsmt	Kitchen	16' x 9'	1	Main	2	No
Main	Kitchen	16' x 9'	Bsmt	Bedroom	10'8 x 9'2	2	Above	4	Yes
Main	Family Room	11'6 x 10'2	Bsmt	Bedroom	10'9 x 9'2	3	Bsmt	4	No
Above	Primary Bedroom	13'9 x 11'			x	4			No
Above	Bedroom	10'3 x 9'4			x	5			No
Above	Laundry	4' x 4'			x	6			No
Above	Bedroom	9'4 x 9'1			x	7			No
Bsmt	Living Room	18' x 11'8			x	8			No

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

Located in Willoughby Heights, 5-bed, 4-bath corner-unit row home offers a perfect blend of space, sophistication, and functionality — all without the expense of strata fees. The well-appointed floor plan includes a self-contained 2-bedroom basement suite, providing an excellent opportunity for rental income or comfortable multi-generational living. Featuring three dedicated parking spaces, this home provides ample room for residents and guests alike. Set in a friendly, family-focused neighbourhood, it offers quick access to Highway 1, top-rated schools, and a wide variety of shopping and everyday conveniences. Offering the perfect balance of modern comfort and prime location, this home is an exceptional find for today's buyer.