



Presented by:  
**Doc Livingston PREC\***

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



**Active**  
**R3061410**  
Board: F  
Apartment/Condo

**A417 20727 WILLOUGHBY TOWN CENTRE DRIVE**

Langley  
Willoughby Heights  
V2Y 3N1

Residential Attached  
**\$445,000** (LP)  
(SP)



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

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):	<b>568</b>
Finished Floor (Above):	<b>0</b>
Finished Floor (AbvMain2):	<b>0</b>
Finished Floor (Below):	<b>0</b>
Finished Floor (Basement):	<b>0</b>
Finished Floor (Total):	<b>568 sq. ft.</b>
Unfinished Floor:	<b>0</b>
Grand Total:	<b>568 sq. ft.</b>

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 Kitchens: **1**

# of Levels: **1**  
# of Rooms: **5**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**  
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	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  
**\$469,900** (LP)  
(SP)



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

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): <b>741</b>	Units in Development: <b>94</b>	Tot Units in Strata: <b>94</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure:	Storeys in Building: <b>4</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>\$414.38</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Sewer, Snow removal</b>		
Finished Floor (Total): <b>741 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>741 sq. ft.</b>	Bylaws Restrictions: <b>Age Restrictions, Pets Allowed w/Rest., Rentals Allowed</b>		
Suite: <b>None</b>	Restricted Age: <b>55+</b>	# of Pets: <b>1</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Basement: <b>None</b>	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: <b>1</b>	Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	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**  
**R3061790**  
Board: F  
Apartment/Condo

**306 20614 80 AVENUE**

Langley  
Willoughby Heights  
V2Y 3W7

Residential Attached

**\$489,900** (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$534,900</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>2</b>	Approx. Year Built: <b>2024</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>2</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>CD</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,361.12</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2025</b>
Flood Plain:	P.I.D.: <b>032-201-672</b>	Tax Inc. Utilities?:
View: <b>Yes : North Shore mountains</b>	Tour:	
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: **Inside Unit**  
Construction: **Concrete, Frame - Wood**  
Exterior: **Concrete, Fibre Cement Board**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Electric, Heat Pump**  
Outdoor Area: **Balcony(s), Rooftop Deck**  
Type of Roof: **Torch-On**

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

Legal: **STRATA LOT 21, PLAN EPS10332, SECTION 23, 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: **Bike Room, Elevator, Storage**

Site Influences:  
Features:

Finished Floor (Main):	<b>825</b>
Finished Floor (Above):	<b>0</b>
Finished Floor (AbvMain2):	<b>0</b>
Finished Floor (Below):	<b>0</b>
Finished Floor (Basement):	<b>0</b>
Finished Floor (Total):	<b>825 sq. ft.</b>
Unfinished Floor:	<b>0</b>
Grand Total:	<b>825 sq. ft.</b>

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

Tot Units in Strata:  
Storeys in Building: **4**  
Mgmt. Co's #:  
Council/Park Apprv?:

Suite:  
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:  
# or % of Rentals Allowed:  
Short Term (<1yr)Rnt/Lse Alwd?: **Yes**  
Short Term Lse-Details: **10 units**

# of Pets:  
Cats:  
Dogs:

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			
Main	Bedroom	10'6 x 9'0			x	4			
Main	Laundry	3'0 x 3'0			x	5			
					x	6			
					x	7			
					x	8			

Listing Broker(s): **Macdonald Realty**

**The Ellery. Bright 2-bedroom, 2-bathroom, 3rd-floor unit in Langley's desirable Willoughby neighborhood. Vaulted ceilings and a custom-designed floor plan create a efficient and spacious environment. 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. Parking #6 P2 and two Lockers #6 & #15.**



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**Active**  
**R3078168**  
Board: F  
Apartment/Condo

**205 5377 201A STREET**  
Langley  
Langley City  
V3A 1S7

Residential Attached  
**\$525,000** (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: <b>\$668,000</b>
Meas. Type:	Bedrooms: <b>3</b>	Approx. Year Built: <b>2021</b>
Frontage(feet):	Bathrooms: <b>3</b>	Age: <b>5</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.**

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 Kitchens: **1** # of Levels: **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**  
**R3054468**  
Board: F  
Townhouse

**77 19913 70 AVENUE**  
Langley  
Willoughby Heights  
V2Y 0S9

Residential Attached  
**\$779,000** (LP)  
(SP)



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>9</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: :		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** Dist. to School Bus:  
Property Disc.: **No**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish: **Laminate, Tile, Carpet**

Legal: **STRATA LOT 80 SECTION 15 TOWNSHIP 8 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS3138TOGETHER 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.**

Units in Development:  
Exposure:  
Mgmt. Co's Name: **Tribe Management**  
Maint Fee: **\$354.93**  
Maint Fee Includes: **Garbage Pickup, Management, Recreation Facility**

Tot Units in Strata: **101** Locker:  
Storeys in Building:  
Mgmt. Co's #:  
Council/Park Apprv?:  
# of Pets: **2** Cats: **Yes** Dogs: **Yes**

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
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.**



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**Active**  
**R3056410**  
Board: F  
Townhouse

**5 20451 84 AVENUE**  
Langley  
Willoughby Heights  
V2Y 0X5

Residential Attached  
**\$848,800** (LP)  
(SP)



Sold Date:	If new,GST/HST inc?: <b>No</b>	Original Price: <b>\$848,800</b>
Meas. Type:	Bedrooms: <b>3</b>	Approx. Year Built: <b>2018</b>
Frontage(feet):	Bathrooms: <b>3</b>	Age: <b>8</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>CD-77</b>
Depth / Size (ft.):	Half Baths: <b>1</b>	Gross Taxes: <b>\$2,876.87</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2025</b>
Flood Plain: <b>No</b>	P.I.D.: <b>030-461-987</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes : Partial Mountain View</b>		Tour: <b>Virtual Tour URL</b>
Complex / Subdiv: <b>Walden</b>		
First Nation:		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

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 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. Tks Luke**



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**Active**  
**R3059642**

Board: F  
Townhouse

**14 19670 55A AVENUE**

Langley  
Langley City  
V3A 0M1

Residential Attached

**\$875,000** (LP)   
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$875,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>2020</b>
Frontage(feet):	Bathrooms: <b>4</b>	Age: <b>6</b>
Frontage(metres):	Full Baths: <b>3</b>	Zoning: <b>MF</b>
Depth / Size (ft.):	Half Baths: <b>1</b>	Gross Taxes: <b>\$3,567.82</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2025</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):	<b>731</b>
Finished Floor (Above):	<b>798</b>
Finished Floor (AbvMain2):	<b>94</b>
Finished Floor (Below):	<b>295</b>
Finished Floor (Basement):	<b>0</b>
Finished Floor (Total):	<b>1,918 sq. ft.</b>
Unfinished Floor:	<b>0</b>
Grand Total:	<b>1,918 sq. ft.</b>

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.**



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**Active**  
**R3009407**

Board: F  
Townhouse

**15 9584 216 STREET**

Langley  
Walnut Grove  
V1M 0C5

Residential Attached

**\$899,900** (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$1,099,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>2012</b>
Frontage(feet): <b>0.00</b>	Bathrooms: <b>4</b>	Age: <b>14</b>
Frontage(metres):	Full Baths: <b>3</b>	Zoning: <b>CD 34</b>
Depth / Size (ft.):	Half Baths: <b>1</b>	Gross Taxes: <b>\$4,859.84</b>
Sq. Footage: <b>0.00</b>	P.I.D.: <b>028-744-462</b>	For Tax Year: <b>2024</b>
Flood Plain: <b>No</b>	View: <b>No</b>	Tax Inc. Utilities?: <b>No</b>
Complex / Subdiv: <b>Belmont</b>	First Nation	Tour:
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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):	<b>960</b>
Finished Floor (Above):	<b>870</b>
Finished Floor (AbvMain2):	<b>540</b>
Finished Floor (Below):	<b>0</b>
Finished Floor (Basement):	<b>0</b>
Finished Floor (Total):	<b>2,370 sq. ft.</b>
Unfinished Floor:	<b>0</b>
Grand Total:	<b>2,370 sq. ft.</b>

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

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

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

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



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**Active**  
**R3070931**

Board: F  
Townhouse

**6 22334 48 AVENUE**

Langley  
Murrayville  
V3A 3N5

Residential Attached

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

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$915,000</b>
Meas. Type:	Bedrooms: <b>4</b>	Approx. Year Built: <b>2021</b>
Frontage(feet):	Bathrooms: <b>4</b>	Age: <b>5</b>
Frontage(metres):	Full Baths: <b>3</b>	Zoning: <b>STRATA</b>
Depth / Size (ft.):	Half Baths: <b>1</b>	Gross Taxes: <b>\$5,177.81</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain:	P.I.D.: <b>031-391-419</b>	Tax Inc. Utilities?: <b>No</b>
View: :		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: <b>Community</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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):	<b>949</b>
Finished Floor (Above):	<b>972</b>
Finished Floor (AbvMain2):	<b>0</b>
Finished Floor (Below):	<b>430</b>
Finished Floor (Basement):	<b>0</b>
Finished Floor (Total):	<b>2,351 sq. ft.</b>
Unfinished Floor:	<b>0</b>
Grand Total:	<b>2,351 sq. ft.</b>

Units in Development:  
Exposure: **North**  
Mgmt. Co's Name: **NAI Goddard & Smith**  
Maint Fee: **\$0.00**  
Maint Fee Includes: **Gardening, Management, Recreation Facility, Snow removal**

Tot Units in Strata: **26** Locker:  
Storeys in Building:  
Mgmt. Co's #: **604-534-7974**  
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			
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): **Nationwide Realty Corp.**

**!!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 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.**



Presented by:  
**Doc Livingston PREC\***

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



**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: <b>\$970,000</b>
Meas. Type:	Bedrooms: <b>4</b>	Approx. Year Built: <b>2017</b>
Frontage(feet):	Bathrooms: <b>4</b>	Age: <b>9</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** 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**  
**R3041405**  
Board: F  
Townhouse

**18 8450 204 STREET**  
Langley  
Willoughby Heights  
V2Y 3M7

Residential Attached  
**\$1,030,000** (LP)  
(SP)



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>5</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** Dist. to School Bus:  
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): **765**  
Finished Floor (Above): **744**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **283**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,792 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,792 sq. ft.**

Units in Development:  
Exposure:  
Mgmt. Co's Name:  
Maint Fee: **\$383.79**  
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal**

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

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	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. Call Elton for viewing.**