



**Active** **68 17712 60 AVENUE** Residential Attached  
**R3091859** Cloverdale **\$275,000 (LP)**  
 Board: F Cloverdale BC (SP)   
 Apartment/Condo V3S 1V2



Sold Date: If new,GST/HST inc?: Original Price: **\$275,000**  
 Meas. Type: Bedrooms: **1** Approx. Year Built: **1973**  
 Frontage(feet): Bathrooms: **1** Age: **53**  
 Frontage(metres): Full Baths: **1** Zoning: **RM3 0**  
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$1,729.58**  
 Sq. Footage: **0.00** For Tax Year: **2025**  
 Flood Plain: P.I.D.: **001-050-290** Tax Inc. Utilities?: **No**  
 View: : Tour:  
 Complex / Subdiv:  
 First Nation  
 Services Connctd: **Electricity, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey** Total Parking: **1** Covered Parking: Parking Access:  
 Construction: **Frame - Wood** Parking: **Open**  
 Exterior: **Mixed** Dist. to Public Transit: Dist. to School Bus:  
 Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata**  
 Renovations: Property Disc.: **No**  
 # of Fireplaces: R.I. Fireplaces: Reno. Year: Fixtures Leased: :  
 Fireplace Fuel: Rain Screen: Fixtures Rmvd: :  
 Fuel/Heating: **Baseboard, Hot Water** R.I. Plumbing: Floor Finish: **Mixed**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Torch-On**

Legal: **STRATA LOT 68, PLAN NWS183, PART SW1/4, SECTION 8, 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**

Amenities: **Shared Laundry**  
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features:

Finished Floor (Main): <b>400</b>	Units in Development: <b>111</b>	Tot Units in Strata: <b>111</b>	Locker: <b>No</b>
Finished Floor (Above): <b>0</b>	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>The Wynford Group</b>	Mgmt. Co's #: <b>604-629-5620</b>	
Finished Floor (Below): <b>316</b>	Maint Fee: <b>\$426.13</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Garbage Pickup, Gardening, Heat, Hot Water, Management, Snow removal</b>		
Finished Floor (Total): <b>716 sq. ft.</b>			
Unfinished Floor: <b>0</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>		
Grand Total: <b>716 sq. ft.</b>	Restricted Age:	# of Pets:	Cats: Dogs:
Suite: <b>None</b>	# or % of Rentals Allowed:		
Basement: <b>None</b>	Short Term (<1yr)Rnt/Lse Alwd?:		
Crawl/Bsmt. Ht: # of Levels: <b>2</b>	Short Term Lse-Details:		
# of Kitchens: <b>1</b>			
# of Rooms: <b>3</b>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	14' x 10'			x	1	Below	4	No
Main	Kitchen	9' x 7'			x	2			
Below	Bedroom	13' x 13'			x	3			
					x	4			
					x	5			
					x	6			
					x	7			
					x	8			

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

**Welcome to this cozy two-level, one-bedroom, one-bathroom home designed for comfort and versatility. Enjoy your morning coffee on the private balcony overlooking the peaceful courtyard, or unwind on the spacious patio - your own secluded outdoor retreat. Ideally located in the heart of Cloverdale, you're just moments from shopping, recreation, and convenient transit options, making everyday living effortless. Whether you're a first time buyer or savvy investor, this is an exceptional opportunity to own in a highly desirable, central neighbourhood. With endless potential to personalize and add your own touch, this unit is ready to become truly yours.**



**Active** **A417 20727 WILLOUGHBY TOWN CENTRE DRIVE** Residential Attached  
**R3061410** Langley **\$415,000 (LP)**  
 Board: F Willoughby Heights (SP)   
 Apartment/Condo V2Y 3N1



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): <b>568</b>	Units in Development: <b>113</b>	Tot Units in Strata:	Locker:
Finished Floor (Above): <b>0</b>	Exposure: <b>South</b>	Storeys in Building: <b>4</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>REMI REAL ESTATE MGMT</b>	Mgmt. Co's #: <b>604-530-9944</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$156.79</b>	Council/Park Apprv?: <b>No</b>	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Gardening, Hot Water, Management</b>		
Finished Floor (Total): <b>568 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>568 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>		
Suite: <b>None</b>	Restricted Age:	# of Pets: <b>2</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Basement: <b>None</b>	# or % of Rentals Allowed:		
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	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.**

**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: <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!**

**Active** **205 5377 201A STREET** Residential Attached  
**R3078168** Langley **\$494,999 (LP)**  
 Board: F Langley City (SP)   
 Apartment/Condo V3A 1S7



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: Reno. Year: **2018**  
 # of Fireplaces: **1** R.I. Fireplaces: Rain Screen:  
 Fireplace Fuel: **Gas - Natural** Metered Water:  
 Fuel/Heating: **Electric** R.I. Plumbing:  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Asphalt**  
 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): <b>1,248</b>	Units in Development:	Tot Units in Strata:	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure: <b>West</b>	Storeys in Building:	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Houghton Realty Property Mngmt</b>	Mgmt. Co's #: <b>604-576-2141</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$552.48</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal</b>		
Finished Floor (Total): <b>1,248 sq. ft.</b>			
Unfinished Floor: <b>0</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Smoking Restrictions</b>		
Grand Total: <b>1,248 sq. ft.</b>	Restricted Age:	# of Pets: <b>1</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Suite:	# or % of Rentals Allowed:		
Basement: <b>None</b>	Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>		
Crawl/Bsmt. Ht: # of Levels: <b>1</b>	Short Term Lse-Details:		
# of Kitchens: <b>1</b> # of Rooms: <b>6</b>			

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.**

**Active** **R3020082** **365 27358 32 AVENUE** Residential Attached  
Board: F Langley **\$575,000** (LP)  
Apartment/Condo Aldergrove Langley (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** Total Parking: **2** Covered Parking: **2** Parking Access: **Side**  
Construction: **Concrete** Parking: **Garage Underbuilding**  
Exterior: **Fibre Cement Board, Vinyl** Dist. to Public Transit: **1/2 BLK.** Dist. to School Bus: **1/2 BLK**  
Foundation: **Concrete Slab** Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Renovations: Reno. Year: Fixtures Leased: **No : FORECLOSURE**  
# of Fireplaces: **0** R.I. Fireplaces: Rain Screen: Fixtures Rmvd: **Yes: FORECLOSURE**  
Fireplace Fuel: Metered Water: **No** Floor Finish: **Wall/Wall/Mixed**  
Fuel/Heating: **Electric** R.I. Plumbing: **No**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Asphalt**

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** Units in Development: **162** Tot Units in Strata: **162** Locker: **Yes**  
Finished Floor (Above): **0** Exposure: Storeys in Building: **4**  
Finished Floor (AbvMain2): **0** Mgmt. Co's Name: **Dwell Property Management** Mgmt. Co's #: **604-821-2999**  
Finished Floor (Below): **0** Maint Fee: **\$685.00** Council/Park Apprv?: **No**  
Finished Floor (Basement): **0** Maint Fee Includes: **Caretaker, Gardening, Management**  
Finished Floor (Total): **1,238 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,238 sq. ft.** Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**  
Suite: **None** Restricted Age: # of Pets: **2** 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** # of Rooms: **11** Short Term Lse-Details:

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

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

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



**Active** **48 18828 69 AVENUE** Residential Attached  
**R3072518** Cloverdale **\$699,900 (LP)**  
 Board: F Clayton **(SP)**   
 Townhouse V4N 5L3



Sold Date: If new,GST/HST inc?: Original Price: **\$699,900**  
 Meas. Type: Bedrooms: **3** Approx. Year Built: **2004**  
 Frontage(feet): Bathrooms: **2** Age: **22**  
 Frontage(metres): Full Baths: **2** Zoning: **RM30**  
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$3,123.77**  
 Sq. Footage: **0.00** For Tax Year: **2025**  
 Flood Plain: P.I.D.: **025-908-022** Tax Inc. Utilities?: **No**  
 View: : Tour:  
 Complex / Subdiv:  
 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** Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
 Construction: **Frame - Wood** Parking: **Grg/Double Tandem**  
 Exterior: **Mixed, Vinyl, Wood** Dist. to Public Transit:  
 Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata**  
 Renovations: Property Disc.: **No**  
 # of Fireplaces: **1** R.I. Fireplaces: Reno. Year: Fixtures Leased: **No** :  
 Fireplace Fuel: **Gas - Natural** Rain Screen: Fixtures Rmvd: **No** :  
 Fuel/Heating: **Baseboard, Electric** Metered Water: Floor Finish:  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)** R.I. Plumbing:  
 Type of Roof: **Asphalt**

Legal: **STRATA LOT 58, PLAN BCS409, SECTION 15, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Finished Floor (Main): **693** Units in Development: **72** Tot Units in Strata: Locker: **No**  
 Finished Floor (Above): **722** Exposure: Storeys in Building: **3**  
 Finished Floor (AbvMain2): **0** Mgmt. Co's Name: **Korecki Real Estate** Mgmt. Co's #: **604-233-7772**  
 Finished Floor (Below): **112** Maint Fee: **\$343.00** Council/Park Apprv?:  
 Finished Floor (Basement): **0** Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal**  
 Finished Floor (Total): **1,527 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **1,527 sq. ft.** Bylaws Restrictions: **Pets Allowed w/Rest.**  
 Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**

Suite: **None** # or % of Rentals Allowed: **100%** Short Term(<1yr)Rnt/Lse Alwd?: **No** Short Term Lse-Details:  
 Basement: **None** # of Levels: **3** # of Kitchens: **1** # of Rooms: **7**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	18'4 x 11'6			x	1	Above	4	No
Main	Dining Room	9' x 8'6			x	2	Above	3	Yes
Main	Kitchen	15'2 x 8'6			x	3			
Main	Nook	12'4 x 11'			x	4			
Above	Primary Bedroom	12'4 x 12'			x	5			
Above	Bedroom	12'3 x 9'8			x	6			
Above	Bedroom	9'3 x 8'4			x	7			
					x	8			

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

**Set in a quiet area this home features large kitchen, living and dining areas, large bedrooms, 520 sq ft tandem garage with tons of storage.**



**Active** **39 18681 68 AVENUE** Residential Attached  
**R3050340** Cloverdale **\$748,000** (LP)  
 Board: F Clayton **(SP)**   
 Townhouse V4N 6P3



Sold Date: If new,GST/HST inc?: **No** Original Price: **\$798,000**  
 Meas. Type: Bedrooms: **3** Approx. Year Built: **2014**  
 Frontage(feet): Bathrooms: **3** Age: **12**  
 Frontage(metres): Full Baths: **2** Zoning: **RM30**  
 Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$3,027.12**  
 Sq. Footage: **0.00** For Tax Year: **2024**  
 Flood Plain: **No** P.I.D.: **029-425-794** Tax Inc. Utilities?: **No**  
 View: **:NO** Tour: **Virtual Tour URL**  
 Complex / Subdiv: **CREEKSIDE**  
 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** Total Parking: **3** Covered Parking: **2** Parking Access: **Front**  
 Construction: **Frame - Wood** Parking: **Tandem Parking**  
 Exterior: **Fibre Cement Board, Other, Vinyl** Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **1 BLOCK**  
 Foundation: **Concrete Perimeter, Concrete Slab** Title to Land: **Freehold Strata** Property Disc.: **Yes**  
 Renovations: Reno. Year: Fixtures Leased: **No : FORECLOSURE**  
 # of Fireplaces: **0** R.I. Fireplaces: **0** Rain Screen: **No** Fixtures Rmvd: **Yes: FORECLOSURE**  
 Fireplace Fuel: **None** Metered Water: **No** Floor Finish: **Laminate, Wall/Wall/Mixed, Carpet**  
 Fuel/Heating: **Electric** R.I. Plumbing: **No**  
 Outdoor Area: **Patio(s)**  
 Type of Roof: **Asphalt**

Legal: **STRATA LOT 39, PLAN EPS2103, SECTION 16, 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, Greenbelt, Private Yard, Recreation Nearby, Shopping Nearby**  
 Features: **Drapes/Window Coverings, Security - Roughed In, Smoke Alarm, Windows - Thermo**

Finished Floor (Main): <b>637</b>	Units in Development: <b>52</b>	Tot Units in Strata: <b>52</b>	Locker: <b>No</b>
Finished Floor (Above): <b>609</b>	Exposure: <b>Northwest</b>	Storeys in Building: <b>3</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>QUAY PROPERTY MANAGEMENT</b>	Mgmt. Co's #: <b>604-371-2208</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$324.54</b>	Council/Park Apprv?: <b>No</b>	
Finished Floor (Basement): <b>321</b>	Maint Fee Includes: <b>Gardening, Snow removal</b>		
Finished Floor (Total): <b>1,567 sq. ft.</b>			
Unfinished Floor: <b>0</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed, Smoking Restrictions</b>		
Grand Total: <b>1,567 sq. ft.</b>	Restricted Age:	# of Pets: <b>2</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>

Suite: **None**  
 Basement: **Fully Finished**  
 Crawl/Bsmt. Ht: # of Levels: **3**  
 # of Kitchens: **1** # of Rooms: **14**  
 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' x 3'3	Above	Bedroom	8'5 x 8'1	1	Main	2	No
Below	Den	11'7 x 7'6	Above	Bedroom	8'5 x 8'2	2	Above	4	No
Below	Mud Room	14' x 6'5	Above	Laundry	3'6 x 3'6	3	Above	4	Yes
Main	Living Room	15'2 x 14'3	Above	Other	7'5 x 7'6	4			
Main	Kitchen	13'7 x 13'	Main	Other	7'5 x 4'11	5			
Main	Dining Room	13'10 x 10'10	Above	Walk-In Closet	7'5 x 4'1	6			
Main	Other	3'1 x 6'3			x	7			
Above	Primary Bedroom	12'1 x 11'3			x	8			

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

**Welcome to Creekside in Clayton, where cozy charm meets family-friendly living. This spacious end-unit townhome offers 1,600 sq ft of well-designed space with 3 bedrooms and 2.5 bathrooms. The open-concept main floor features 9-ft ceilings, a bright and airy layout, and a convenient powder room. The kitchen includes quartz countertops and plenty of room to cook and gather. Upstairs, you'll find three generous bedrooms, including a primary suite with a walk-through closet and a spa-like ensuite with double sinks and a large shower. Step out onto your private deck. Located just steps from shopping, schools, parks, church, and the SkyTrain. The lower level adds a large office, mudroom, tandem garage for 2 vehicles, and an extra outdoor parking spot. Enjoy.**

**Active** **5 20451 84 AVENUE** Residential Attached  
**R3056410** Langley **\$788,000** (LP)  
 Board: F Willoughby Heights (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** Total Parking: **4** Covered Parking: **4** Parking Access: **Rear**  
 Construction: **Frame - Wood** Parking: **Carport & Garage, Visitor Parking**  
 Exterior: **Fibre Cement Board, Vinyl** Dist. to Public Transit: **900 Metres** Dist. to School Bus: **900 Metres**  
 Foundation: **Concrete Perimeter, Concrete Slab** Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Renovations: Reno. Year: Fixtures Leased: **No**  
 # of Fireplaces: **0** R.I. Fireplaces: **0** Rain Screen: **No**  
 Fireplace Fuel: **None** Metered Water: Fixtures Rmvd: **No**  
 Fuel/Heating: **Electric, Natural Gas** R.I. Plumbing: **No**  
 Outdoor Area: **Fenced Yard, Patio(s)** Floor Finish: **Wall/Wall/Mixed**  
 Type of Roof: **Asphalt**

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** Restricted Age: # of Pets: **2** Cats: Dogs: **Yes**  
 Basement: **Fully Finished** # or % of Rentals Allowed:  
 Crawl/Bsmt. Ht: # of Levels: **3** Short Term (<1yr)Rnt/Lse Alwd?: **No**  
 # of Kitchens: **1** # of Rooms: **15** 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,**



**Active** **R3059642** **14 19670 55A AVENUE** Residential Attached  
Board: F Langley **\$850,000** (LP)  
Townhouse Langley City V3A 0M1 (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** P.I.D.: **030-958-148** For Tax Year: **2025**  
Flood Plain: View: **Yes :Panoramic from Rooftop Deck** 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** Total Parking: **2** Covered Parking: **1** Parking Access: **Rear**  
Construction: **Frame - Wood** Parking: **Carport & Garage, Garage, Single**  
Exterior: **Mixed** Dist. to Public Transit: **Close** Dist. to School Bus: **Close**  
Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Renovations: Reno. Year: Fixtures Leased: :  
# of Fireplaces: **1** R.I. Fireplaces: Rain Screen: :  
Fireplace Fuel: **Electric** Metered Water: Fixtures Rmvd: :  
Fuel/Heating: **Baseboard, Electric** R.I. Plumbing: Floor Finish: **Laminate, Mixed, Carpet**  
Outdoor Area: **Patio(s) & Deck(s), Rooftop Deck**  
Type of Roof: **Asphalt**

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>	Units in Development: <b>19</b>	Tot Units in Strata: <b>19</b>	Locker: <b>No</b>
Finished Floor (Above): <b>798</b>	Exposure: <b>North</b>	Storeys in Building: <b>4</b>	
Finished Floor (AbvMain2): <b>94</b>	Mgmt. Co's Name: <b>Remi Real Estate Management</b>	Mgmt. Co's #: <b>604-530-9944</b>	
Finished Floor (Below): <b>295</b>	Maint Fee: <b>\$551.04</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Gardening, Management</b>		
Finished Floor (Total): <b>1,918 sq. ft.</b>			
Unfinished Floor: <b>0</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>		
Grand Total: <b>1,918 sq. ft.</b>	Restricted Age:	# of Pets: <b>2</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Suite: <b>None</b>	# or % of Rentals Allowed:		
Basement: <b>None</b>	Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>		
Crawl/Bsmt. Ht: # of Levels: <b>3</b>	Short Term Lse-Details:		
# of Kitchens: <b>1</b>			

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.**



**Active** **6 22334 48 AVENUE** Residential Attached  
**R3087775** Langley **\$910,000** (LP)  
 Board: F Murrayville (SP)   
 Townhouse V3A 3N5



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** Total Parking: **2** Covered Parking: **2** Parking Access: **Lane, Rear**  
 Construction: **Frame - Wood** Parking: **Grg/Double Tandem**  
 Exterior: **Mixed** Dist. to Public Transit: **1 Block** Dist. to School Bus: **2 Block**  
 Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata**  
 Renovations: Property Disc.: **No**  
 # of Fireplaces: **1** R.I. Fireplaces: Reno. Year: Fixtures Leased: :  
 Fireplace Fuel: **Electric** Rain Screen: Fixtures Rmvd: :  
 Fuel/Heating: **Electric, Forced Air** Metered Water: Floor Finish:  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard** R.I. Plumbing:  
 Type of Roof: **Asphalt**

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): <b>949</b>	Units in Development:	Tot Units in Strata: <b>26</b>	Locker:
Finished Floor (Above): <b>972</b>	Exposure: <b>North</b>	Storeys in Building:	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Cornerstone Park Realty</b>	Mgmt. Co's #: <b>604-200-4040</b>	
Finished Floor (Below): <b>430</b>	Maint Fee: <b>\$546.91</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Gardening, Management, Recreation Facility, Snow removal</b>		
Finished Floor (Total): <b>2,351 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>2,351 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest.</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Suite:	Restricted Age:		
Basement: <b>None</b>	# or % of Rentals Allowed: <b>100%</b>		
Crawl/Bsmt. Ht: # of Levels: <b>3</b>	Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b> # of Rooms: <b>10</b>	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.**

**Active** **18 19938 70 AVENUE** Residential Attached  
**R3032894** Langley **\$970,000 (LP)**  
 Board: F Willoughby Heights (SP)   
 Townhouse V2Y 0R1



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**

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

Legal: **STRATA LOT B, PLAN EPS4232, SECTION 15, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **In Suite Laundry**

Site Influences:  
 Features:

Finished Floor (Main): <b>968</b>	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): <b>986</b>	Exposure:	Storeys in Building: <b>3</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Ascent Management</b>	Mgmt. Co's #: <b>604-431-1800</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$399.32</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>598</b>	Maint Fee Includes: <b>Garbage Pickup, Gardening, Management</b>		
Finished Floor (Total): <b>2,552 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>2,552 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Suite: <b>None</b>	Restricted Age:		
Basement: <b>Part</b>	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: <b>3</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	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.**

**Active** **R3095633** **21065 80 AVENUE** Residential Attached  
Board: F Langley **\$999,000** (LP)  
Row House (Non-Strata) Willoughby Heights V2Y 0J4 (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 Tour:  
Services Connctd: **Electricity, Water**  
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**

Total Parking: **3** Covered Parking: **1** Parking Access:  
Parking: **DetachedGrge/Carport**  
Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **Freehold NonStrata**  
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): <b>768</b>	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): <b>760</b>	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): <b>0</b>	Maint Fee:	Council/Park Apprv?:	
Finished Floor (Basement): <b>760</b>	Maint Fee Includes:		
Finished Floor (Total): <b>2,288 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>2,288 sq. ft.</b>	Bylaws Restrictions:	# of Pets:	Cats: Dogs:
Suite: <b>Unauthorized Suite</b>	Restricted Age:		
Basement: <b>Fully Finished, Separate Entry</b>	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: <b>3</b>	Short Term(<1yr)Rnt/Lse Alwd?:		
# of Kitchens: <b>2</b> # of Rooms: <b>11</b>	Short Term Lse-Details:		

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.**