



Active **A417 20727 WILLOUGHBY TOWN CENTRE DRIVE** Residential Attached
R3061410 Langley **\$435,000** (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): 568	Units in Development: 113	Tot Units in Strata:	Locker:
Finished Floor (Above): 0	Exposure: South	Storeys in Building: 4	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: REMI REAL ESTATE MGMT	Mgmt. Co's #: 604-530-9944	
Finished Floor (Below): 0	Maint Fee: \$156.79	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Gardening, Hot Water, Management		
Finished Floor (Total): 568 sq. ft.			
Unfinished Floor: 0			
Grand Total: 568 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	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 **413 8880 202 STREET** Residential Attached
R3073421 Langley **\$449,900** (LP)
 Board: F Walnut Grove (SP) 
 Apartment/Condo V1M 4E7



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

Style of Home: **Inside Unit, Upper Unit**
 Construction: **Frame - Wood**
 Exterior: **Brick, Mixed, Vinyl**
 Foundation: **Concrete Perimeter**
 Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Electric** Reno. Year:
 Fuel/Heating: **Baseboard, Electric** Rain Screen:
 Outdoor Area: **Balcony(s)** Metered Water:
 Type of Roof: **Asphalt** R.I. Plumbing:
 Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Garage; Underground**
 Dist. to Public Transit: **Close by** Dist. to School Bus: **Close by**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Mixed**

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

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

Site Influences: **Adult Oriented, Central Location, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

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

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

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

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

Active **205 5377 201A STREET** Residential Attached
R3078168 Langley **\$525,000 (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): 1,248	Units in Development:	Tot Units in Strata:	Locker: Yes
Finished Floor (Above): 0	Exposure: West	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Houghton Realty Property Mngmt	Mgmt. Co's #: 604-576-2141	
Finished Floor (Below): 0	Maint Fee: \$552.48	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 1,248 sq. ft.			
Unfinished Floor: 0	Bylaws Restrictions: Pets Allowed w/Rest., Smoking Restrictions		
Grand Total: 1,248 sq. ft.	Restricted Age:	# of Pets: 1	Cats: Yes Dogs: Yes
Suite:	# or % of Rentals Allowed:		
Basement: None	Short Term (<1yr)Rnt/Lse Alwd?: No		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term Lse-Details:		
# of Kitchens: 1	# of Rooms: 6		

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 **3109 11967 80 AVENUE** Residential Attached
R3049774 N. Delta **\$584,900 (LP)**
 Board: F Scottsdale **(SP)**
 Apartment/Condo V4C 0E2



Sold Date: If new,GST/HST inc?: Original Price: **\$625,000**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **2017**
 Frontage(feet): Bathrooms: **2** Age: **9**
 Frontage(metres): Full Baths: **2** Zoning: **F13**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$2,218.94**
 Sq. Footage: **0.00** For Tax Year: **2024**
 Flood Plain: P.I.D.: **030-115-353** Tax Inc. Utilities?: **No**
 View: **Yes :CITY AND OCEAN** Tour:
 Complex / Subdiv: **DELTA RISE**
 First Nation
 Services Connctd: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Inside Unit** Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
 Construction: **Concrete** Parking: **Garage Underbuilding, Garage; Underground, Visitor Parking**
 Exterior: **Concrete, Glass, Mixed** Dist. to Public Transit: **IMMEDIATE** Dist. to School Bus:
 Foundation: **Concrete Slab** Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Renovations: Reno. Year: Fixtures Leased: :
 # of Fireplaces: R.I. Fireplaces: Rain Screen: :
 Fireplace Fuel: Metered Water: Fixtures Rmvd: :
 Fuel/Heating: **Baseboard** R.I. Plumbing: Floor Finish: **Mixed**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

Legal: **STRATA LOT 278, PLAN EPS4044, SECTION 25, TOWNSHIP 4, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Bike Room, Club House, Elevator, Exercise Centre, Garden, In Suite Laundry, Recreation Center, Storage**

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

Finished Floor (Main): 801	Units in Development: 317	Tot Units in Strata: 317	Locker: Yes
Finished Floor (Above): 0	Exposure: South	Storeys in Building: 38	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: AWM ALLIANCE	Mgmt. Co's #: 604-685-3227	
Finished Floor (Below): 0	Maint Fee: \$430.00	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Sewer, Snow removal		
Finished Floor (Total): 801 sq. ft.			
Unfinished Floor: 0	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Grand Total: 801 sq. ft.	Restricted Age: # of Pets: Cats: Dogs:		
Suite: None	# or % of Rentals Allowed:		
Basement: None	Short Term (<1yr)Rnt/Lse Alwd?: No		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term Lse-Details:		
# of Kitchens: 1	# of Rooms: 7		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	4'0 x 5'0			x	1	Main	3	No
Main	Kitchen	8'0 x 6'0			x	2	Main	4	Yes
Main	Living Room	16'1 x 10'8			x	3			
Main	Primary Bedroom	11'0 x 10'8			x	4			
Main	Bedroom	11'0 x 9'8			x	5			
Main	Den	4'8 x 9'8			x	6			
Main	Dining Room	8'0 x 10'0			x	7			
					x	8			

Listing Broker(s): **Royal LePage Westside**

Rise above it all with this move-in-ready 2-bed + den, 2-bath condo at Delta Rise. A bright, functional layout features floor-to-ceiling windows, separated bedrooms for privacy, and a flexible den for extra space. Enjoy morning coffee or evening wine on the generous covered balcony with sweeping city and ocean views. Amenities include a gym, gardens, media room, playground, and outdoor lounge — with restaurants, shops, and transit steps away.



Active
R3072518
Board: F
Townhouse

48 18828 69 AVENUE

Cloverdale
Clayton
V4N 5L3

Residential Attached

\$699,900 (LP)

(SP)



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**
Construction: **Frame - Wood**
Exterior: **Mixed, Vinyl, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
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: **Front**
Parking: **Grg/Double Tandem**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Dist. to School Bus:

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**
Finished Floor (Above): **722**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **112**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,527 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,527 sq. ft.**

Units in Development: **72**
Exposure:
Mgmt. Co's Name: **Korecki Real Estate**
Maint Fee: **\$343.00**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal**

Tot Units in Strata:
Storeys in Building: **3**
Locker: **No**
Mgmt. Co's #: **604-233-7772**
Council/Park Apprv?:

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht.: # of Levels: **3**
of Kitchens: **1** # of Rooms: **7**

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?
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.

Macdonald Realty (Surrey/152)
Cell: 604-626-6755
www.evolvereg.com
themy@evolvereg.com

Active
R3050340

39 18681 68 AVENUE

Residential Attached

Board: F
Townhouse

Cloverdale
Clayton
V4N 6P3

\$748,000 (LP)

(SP)



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**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, Other, Vinyl**
Foundation: **Concrete Perimeter, Concrete Slab**

Total Parking: **3** Covered Parking: **2** Parking Access: **Front**
Parking: **Tandem Parking**
Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **1 BLOCK**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No : FORECLOSURE**
Fixtures Rmvd: **Yes: FORECLOSURE**
Floor Finish: **Laminate, Wall/Wall/Mixed, Carpet**

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

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

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): **637**
Finished Floor (Above): **609**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **321**
Finished Floor (Total): **1,567 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,567 sq. ft.**

Units in Development: **52**
Exposure: **Northwest**
Mgmt. Co's Name: **QUAY PROPERTY MANAGEMENT**
Maint Fee: **\$324.54**
Maint Fee Includes: **Gardening, Snow removal**

Tot Units in Strata: **52** Locker: **No**
Storeys in Building: **3**
Mgmt. Co's #: **604-371-2208**
Council/Park Apprv?: **No**

Suite: **None**
Basement: **Fully Finished**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **14**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed, Smoking Restrictions**
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	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 **77 19913 70 AVENUE** Residential Attached
R3054468 Langley **\$779,000 (LP)**
 Board: F Willoughby Heights (SP)
 Townhouse V2Y 0S9



Sold Date: If new,GST/HST inc?: Original Price: **\$798,000**
 Meas. Type: Bedrooms: **3** Approx. Year Built: **2017**
 Frontage(feet): Bathrooms: **3** Age: **9**
 Frontage(metres): Full Baths: **2** Zoning: **CD-83**
 Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$2,930.47**
 Sq. Footage: **0.00** For Tax Year: **2025**
 Flood Plain: P.I.D.: **030-067-006** Tax Inc. Utilities?: **No**
 View: : Tour:
 Complex / Subdiv: **BROOKS**
 First Nation
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey** Total Parking: **2** Covered Parking: **2** Parking Access:
 Construction: **Frame - Wood** Parking: **Grg/Double Tandem**
 Exterior: **Stone, Vinyl** Dist. to Public Transit:
 Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata** Dist. to School Bus:
 Property Disc.: **No**
 Renovations: **Completely** Reno. Year: **2024** Fixtures Leased: :
 # of Fireplaces: R.I. Fireplaces: Rain Screen:
 Fireplace Fuel: Metered Water:
 Fuel/Heating: **Hot Water, Radiant** R.I. Plumbing:
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)** Fixtures Rmvd: :
 Type of Roof: **Asphalt** 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	Units in Development:	Tot Units in Strata: 101	Locker:
Finished Floor (Above): 697	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Tribe Management	Mgmt. Co's #:	
Finished Floor (Below): 128	Maint Fee: \$354.93	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Management, Recreation Facility		
Finished Floor (Total): 1,519 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,519 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest.	# of Pets: 2	Cats: Yes Dogs: Yes
Suite:	Restricted Age:		
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 3	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		

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

Macdonald Realty (Surrey/152)
Cell: 604-626-6755
www.evolvereg.com
themy@evolvereg.com

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

Suite: **None** 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 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



Active **14 19670 55A AVENUE** Residential Attached
R3059642 Langley **\$850,000 (LP)**
 Board: F Langley City (SP) 
 Townhouse V3A 0M1



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: Fixtures Leased: :
 # of Fireplaces: **1** R.I. Fireplaces: Reno. Year: :
 Fireplace Fuel: **Electric** Rain Screen: :
 Fuel/Heating: **Baseboard, Electric** Metered Water: :
 Outdoor Area: **Patio(s) & Deck(s), Rooftop Deck** R.I. Plumbing: :
 Type of Roof: **Asphalt** Floor Finish: **Laminate, Mixed, Carpet**

Legal: **STRATA LOT 16, PLAN EPS6173, SECTION 3, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **None**

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

Features:

Finished Floor (Main): 731	Units in Development: 19	Tot Units in Strata: 19	Locker: No
Finished Floor (Above): 798	Exposure: North	Storeys in Building: 4	
Finished Floor (AbvMain2): 94	Mgmt. Co's Name: Remi Real Estate Management	Mgmt. Co's #: 604-530-9944	
Finished Floor (Below): 295	Maint Fee: \$551.04	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Gardening, Management		
Finished Floor (Total): 1,918 sq. ft.			
Unfinished Floor: 0	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Grand Total: 1,918 sq. ft.	Restricted Age: # of Pets: 2		Cats: Yes Dogs: Yes
Suite: None	# or % of Rentals Allowed:		
Basement: None	Short Term (<1yr)Rnt/Lse Alwd?: No		
Crawl/Bsmt. Ht: # of Levels: 3	Short Term Lse-Details:		
# of Kitchens: 1			

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



Sold Date: If new,GST/HST inc?: Original Price: **\$970,000**
 Meas. Type: Bedrooms: **4** Approx. Year Built: **2017**
 Frontage(feet): Bathrooms: **4** Age: **9**
 Frontage(metres): Full Baths: **3** Zoning: **CD-40**
 Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$5,383.62**
 Sq. Footage: **0.00** For Tax Year: **2024**
 Flood Plain: **No** P.I.D.: **030-123-011** Tax Inc. Utilities?: **No**
 View: **Yes : mountain** Tour:
 Complex / Subdiv: **Crest**
 First Nation
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Split Entry**
 Construction: **Other**
 Exterior: **Fibre Cement Board, Mixed, Wood**
 Foundation: **Concrete Perimeter**
 Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

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): 968	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): 986	Exposure:	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Ascent Management	Mgmt. Co's #: 604-431-1800	
Finished Floor (Below): 0	Maint Fee: \$399.32	Council/Park Apprv?:	
Finished Floor (Basement): 598	Maint Fee Includes: Garbage Pickup, Gardening, Management		
Finished Floor (Total): 2,552 sq. ft.			
Unfinished Floor: 0			
Grand Total: 2,552 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed	# of Pets: 2	Cats: Yes Dogs: Yes
Suite: None	Restricted Age:		
Basement: Part	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 3	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	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 **18 8450 204 STREET** Residential Attached
R3041405 Langley **\$1,030,000 (LP)**
 Board: F Willoughby Heights (SP)
 Townhouse V2Y 3M7



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

Style of Home: **3 Storey, Corner Unit** Total Parking: **2** Covered Parking: **2** Parking Access:
 Construction: **Frame - Wood** Parking: **Garage; Double**
 Exterior: **Brick, Fibre Cement Board** Dist. to Public Transit: Dist. to School Bus:
 Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Renovations: Reno. Year: Fixtures Leased: :
 # of Fireplaces: **0** R.I. Fireplaces: Rain Screen: :
 Fireplace Fuel: Metered Water: Fixtures Rmvd: :
 Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing: Floor Finish: **Hardwood, Mixed, Carpet**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
 Type of Roof: **Asphalt**

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

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. We now have accepted offer at \$950,000. Court date is set for Thursday, Feb 5, 2026 @ 9:45 a.m. Located at the Vancouver Courthouse (800 Smithe Street, Vancouver, BC).