

Active R3132012 Board: F House/Single Family	4660 207B STREET Langley Langley City V3A 7P1	Residential Detached \$895,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$939,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1942
Frontage(feet): 33.46	Bathrooms: 2	Age: 84
Frontage(metres): 10.20	Full Baths: 2	Zoning: R1
Depth / Size: 107 x 121	Half Baths: 0	Gross Taxes: \$6,314.38
Lot Area (sq.ft.): 9,935.00	Rear Yard Exp: South	For Tax Year: 2025
Lot Area (acres): 0.23	P.I.D.: 006-132-545	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: Yes: Partial Mountain Views		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey	Total Parking: 8	Covered Parking: 0	Parking Access:
Construction: Frame - Wood	Parking: Add. Parking Avail., Open, RV Parking Avail.		
Exterior: Wood	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: 1 Block	Dist. to School Bus: 3 Blocks	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations: Partly	Property Disc.: No		
# of Fireplaces: 1 R.I. Fireplaces: 0	Fixtures Leased: No :		
Fireplace Fuel: Natural Gas			
Fuel/Heating: Forced Air, Natural Gas	Fixtures Rmvd: No :		
Outdoor Area: Sundeck(s)			
Type of Roof: Asphalt	Floor Finish: Laminate, Wall/Wall/Mixed		

Legal: **LOT 379, PLAN NWP59503, SECTION 35, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Adult Oriented, Central Location, Cul-de-Sac, Golf Course Nearby, Private Yard, Shopping Nearby**

Features:

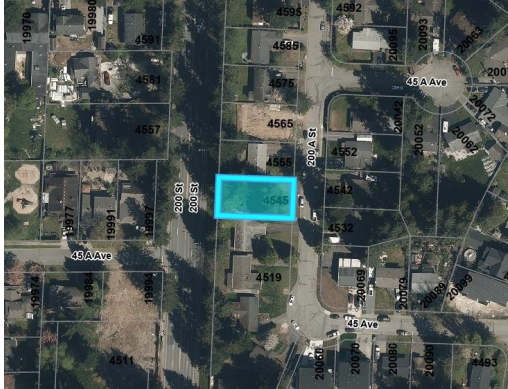
Finished Floor (Main):	1,176	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16'0 x 15'6			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'0 x 6'0			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	10'0 x 8'0			x	Main 4
Finished Floor (Basement):	321	Main	Primary Bedroom	16'0 x 10'7			x	
Finished Floor (Total):	1,497 sq. ft.	Main	Bedroom	10'10 x 10'6			x	
Unfinished Floor:	0	Main	Bedroom	10'6 x 9'0			x	
Grand Total:	1,497 sq. ft.	Bsmt	Recreation Room	17'0 x 9'0			x	
		Bsmt	Storage	9'0 x 8'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
				x			x	
				x			x	
Suite: None				x			x	
Basement: Partly Finished, Separate Entry				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 8	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Sutton Premier Realty**

Sutton Premier Realty

Opportunity awaits on this spacious 9,935 sq. ft. north-facing lot with beautiful mountain views! This 2-storey home offers 1,497 sq. ft. featuring 3 bedrooms, 2 bathrooms, and a recreation room. Enjoy mountain views from the main floor deck, ample parking for up to 8 vehicles, and recent updates including updated kitchen, laminate flooring and windows. Located in a quiet cul-de-sac within walking distance to Uplands Elementary, HD Stafford Middle School, parks, and minutes to Newlands Golf & Country Club. Whether you're looking to renovate, hold as an investment property, or build your dream home with stunning mountain views, this is a rare chance to secure a large lot in a sought-after family-friendly neighbourhood. Listing photos are virtually staged.

Active R3134231 Board: F House/Single Family	4545 200A STREET Langley Langley City V3A 6J6	Residential Detached \$949,800 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$949,800
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1976
Frontage(feet): 60.00	Bathrooms: 2	Age: 50
Frontage(metres): 18.29	Full Baths: 2	Zoning: R1
Depth / Size:	Half Baths: 0	Gross Taxes: \$5,386.87
Lot Area (sq.ft.): 7,200.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.17	P.I.D.: 002-224-046	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey	Total Parking: 2	Covered Parking: 1	Parking Access: Front
Construction: Frame - Wood	Parking: Carport; Single		
Exterior: Mixed	Driveway Finish:		
Foundation: Concrete Slab	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: 2	Fixtures Leased: No		
R.I. Fireplaces:	Fixtures Rmvd: No		
Fireplace Fuel: Wood	Floor Finish:		
Fuel/Heating: Natural Gas			
Outdoor Area: Fenced Yard			
Type of Roof: Asphalt			

Legal: **LOT 330, PLAN NWP49277, SECTION 35, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,159	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	17' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11' x 9'			x	Main 4
Finished Floor (Below):	851	Main	Kitchen	17' x 10'			x	Below 4
Finished Floor (Basement):	0	Main	Primary Bedroom	12' x 10'			x	
Finished Floor (Total):	2,010sq. ft.	Main	Bedroom	12' x 10'			x	
Unfinished Floor:	0	Main	Bedroom	10' x 9'			x	
Grand Total:	2,010sq. ft.	Below	Living Room	16' x 12'			x	
		Below	Kitchen	14' x 7'			x	
		Below	Bedroom	11' x 10'			x	
		Below	Bedroom	10' x 9'			x	
				x			x	
				x			x	
				x			x	
Suite: None								
Basement: None								
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Momentum Realty Inc.**

Momentum Realty Inc.

Court Ordered Sale ~ Located on a quiet street in the heart of Langley City, this property offers an exceptional opportunity for builders, developers, and investors alike. Enjoy a highly convenient location with easy access to 200th Street, while being within walking distance of Alice Brown Elementary, Penzer Action Park, parks, shopping, and transit. Current zoning allows for a 4-plex development, making this an attractive option in a rapidly evolving neighbourhood. Adding to the opportunity, the adjacent property is zoned R2 (Townhouse Residential), creating potential for future assembly & rezoning possibilities. Whether you're looking to build now or secure a strategic land holding, this is a rare chance to invest in one of Langley City's most promising growth areas. Sold as Land Value!

Active R3123201 Board: F House/Single Family	20572 43 AVENUE Langley Brookwood Langley V3A 3C2	Residential Detached \$1,124,900 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$1,149,900
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1972
Frontage(feet): 77.00	Bathrooms: 3	Age: 54
Frontage(metres): 23.47	Full Baths: 3	Zoning: R-1E
Depth / Size:	Half Baths: 0	Gross Taxes: \$4,434.20
Lot Area (sq.ft.): 10,164.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.23	P.I.D.: 004-596-161	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Septic, Water	
Sewer Type: Septic	Water Supply: City/Municipal	

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking: 6	Covered Parking: 1	Parking Access:
Construction: Frame - Wood	Parking: Carport; Single		
Exterior: Stucco	Driveway Finish:		
Foundation: Concrete Slab	Dist. to Public Transit: 2 BLKS	Dist. to School Bus: 2 BLKS	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: 1	Reno. Year:		
R.I. Fireplaces:	Rain Screen:		
Fireplace Fuel: Wood	Metered Water:		
Fuel/Heating: Forced Air	R.I. Plumbing:		
Outdoor Area: Patio(s) & Deck(s)	Fixtures Leased: No :		
Type of Roof: Asphalt	Fixtures Rmvd: No :		
	Floor Finish: Laminate, Mixed, Tile		

Legal: **LOT 177 SECTION 35 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 40739**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Private Yard, Recreation Nearby**

Features:

Finished Floor (Main):	1,097	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	12'0 x 19'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	9'2 x 9'4			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	7'9 x 9'4			x	Main 3
Finished Floor (Basement):	700	Main	Laundry	3'2 x 9'1			x	Bsmt 3
Finished Floor (Total):	1,797sq. ft.	Main	Primary Bedroom	10'8 x 11'11			x	
Unfinished Floor:	0	Main	Bedroom	8'6 x 10'8			x	
Grand Total:	1,797sq. ft.	Main	Bedroom	8'6 x 10'8			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	13'1 x 7'5			x	
		Bsmt	Kitchen	10'0 x 6'10			x	
		Bsmt	Dining Room	8'0 x 5'8			x	
		Bsmt	Living Room	13'6 x 16'4			x	
Suite:				x			x	
Basement: None				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 11	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Macdonald Realty (Surrey/152)**

You will love this charming rancher with 1,100 sq ft of living space and a 700 sq ft garden suite. Located in the desirable Brookwood neighbourhood, it features a bright and open floorplan with wide-plank flooring, cozy wood-burning fireplace and an updated kitchen that flows seamlessly into the living and dining areas. A covered patio extends the living space outdoors with a large private backyard perfect for relaxing or entertaining. The separate garden suite is fully renovated with 1 bedroom and 1 bathroom, ideal for guests, extended family or a home office. Plenty of parking and close to shopping, transit, and schools!

Active R3128215 Board: F House/Single Family	23740 FRASER HIGHWAY Langley Campbell Valley V2Z 2K8	Residential Detached \$1,160,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$1,199,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1975
Frontage(feet): 100.00	Bathrooms: 2	Age: 51
Frontage(metres): 30.48	Full Baths: 2	Zoning: RES
Depth / Size:	Half Baths: 0	Gross Taxes: \$4,367.22
Lot Area (sq.ft.): 13,068.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.30	P.I.D.: 007-693-443	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Septic		
Sewer Type: City/Municipal	Water Supply: Well - Drilled	

Style of Home: Rancher/Bungalow	Total Parking: 8	Covered Parking: 2	Parking Access:
Construction: Frame - Wood	Parking: Garage; Single		
Exterior: Vinyl, Wood	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: 1 R.I. Fireplaces:	Fixtures Leased: No :		
Fireplace Fuel: Natural Gas			
Fuel/Heating: Forced Air, Natural Gas	Fixtures Rmvd: No :		
Outdoor Area: Fenced Yard, Sundeck(s)	Floor Finish:		
Type of Roof: Asphalt			

Legal: **LOT 3, PLAN NWP19204, SECTION 33, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

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

Finished Floor (Main):	1,764	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	14'8" x 10'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	15'8" x 13'			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	10' x 9'6"			x	Main 4
Finished Floor (Basement):	0	Main	Primary Bedroom	18'4" x 13'4"			x	
Finished Floor (Total):	1,764sq. ft.	Main	Bedroom	11'9" x 11'7"			x	
Unfinished Floor:	0	Main	Bedroom	11'7" x 10'3"			x	
Grand Total:	1,764sq. ft.	Main	Bedroom	10'2" x 9'6"			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	6' x 4'			x	
		Main	Kitchen	14' x 12'			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite: Unauthorized Suite								
Basement: None								
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 9	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **eXp Realty of Canada, Inc.**

eXp Realty of Canada, Inc.

eXp Realty of Canada, Inc.

ATTENTION DEVELOPERS & INVESTORS! Exceptional opportunity in sought-after Campbell Valley with future upside and potential to build two homes (buyer to verify with the City). Situated on a private 13,068 SQFT lot set back from Fraser Hwy with access from a parallel road. This beautifully updated 4 bedroom rancher offers an open and functional layout with bright living and dining areas, two stone fireplaces, and French doors leading to a covered patio—perfect for entertaining. Includes a 1-bedroom suite with a separate entrance, ideal as a mortgage helper or for extended family. Enjoy a private, fully fenced South-facing backyard. Future mixed commercial/residential potential (buyer to verify with City of Langley). Conveniently located near major routes, shopping, recreation, and schools.

Active R3136831 Board: F House/Single Family	17360 58A AVENUE Cloverdale Cloverdale BC V3S 1M8	Residential Detached \$1,174,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$1,174,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1966
Frontage(feet): 58.00	Bathrooms: 2	Age: 60
Frontage(metres): 17.68	Full Baths: 2	Zoning: RF
Depth / Size: 130	Half Baths: 0	Gross Taxes: \$5,250.71
Lot Area (sq.ft.): 8,840.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.20	P.I.D.: 011-345-586	Tax Inc. Utilities?: No
Flood Plain: No		Tour: Virtual Tour URL
View: No : No View		
Complex/Subdiv: Cloverdale		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey	Total Parking: 3	Covered Parking: 1	Parking Access: Front
Construction: Frame - Wood	Parking: Add. Parking Avail., Visitor Parking		
Exterior: Stucco, Vinyl	Driveway Finish:		
Foundation: Concrete Perimeter, Concrete Slab	Dist. to Public Transit: 1 Blk.	Dist. to School Bus: 1 Blk.	
Renovations:	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 1 R.I. Fireplaces: 0	Property Disc.: Yes		
Fireplace Fuel: Natural Gas	Fixtures Leased: No : Floreclosure		
Fuel/Heating: Forced Air, Natural Gas	Fixtures Rmvd: Yes :Foreclosure		
Outdoor Area: Fenced Yard, Patio(s) & Deck(s), Sundeck(s)	Floor Finish: Wall/Wall/Mixed		
Type of Roof: Asphalt			

Legal: **LOT 4, PLAN NWP8817, PART N1/2, SECTION 7, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences: **Central Location, Paved Road, Recreation Nearby, Shopping Nearby, Treed**

Features:

Finished Floor (Main):	1,100	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	7' x 6'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	15' x 13'			x	Main 4
Finished Floor (Below):	900	Main	Kitchen	13'4 x 10'2			x	Below 3
Finished Floor (Basement):	0	Main	Dining Room	10'2 x 7'10			x	
Finished Floor (Total):	2,000sq. ft.	Main	Primary Bedroom	11' x 10'6			x	
Unfinished Floor:	0	Main	Bedroom	13'4 x 10'4			x	
Grand Total:	2,000sq. ft.	Main	Bedroom	13'4 x 9'2			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Other	7' x 6'			x	
Suite: Unauthorized Suite		Below	Bedroom	12' x 10'			x	
Basement: Fully Finished		Below	Recreation Room	13' x 12'4			x	
		Below	Utility	17' x 7'4			x	
		Below	Bedroom	12' x 10'			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 12	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

In the heart of Cloverdale, this 2000 sq.ft 2-storey home sits on a flat 8,840 sq. ft. lot and offers outstanding potential. Featuring 4 bedrooms and 2 bathrooms, it's a great fit for empty nesters, young families, or investors looking to rent while exploring future building options. Property contains accommodation which is not authorized. Enjoy a prime location within walking distance of shops, restaurants, grocery store, medical offices, and nearby public and private schools. Set on a quiet, traffic-controlled dead-end street and surrounded by newer executive homes, this is a rare opportunity to secure a well-located Cloverdale property with excellent long-term potential. 24 hours notice for all showing. Mon. to Sun. 11 a.m. to 4 p.m. Tks Luke

Active R3096574 Board: F House/Single Family	20624 48 AVENUE Langley Langley City V3A 3L6	Residential Detached \$1,200,000 (LP) (SP) M
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Sold Date:	If new, GST/HST inc?: No	Original Price: \$1,449,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1963
Frontage(feet): 125.00	Bathrooms: 2	Age: 63
Frontage(metres): 38.10	Full Baths: 2	Zoning: RS1
Depth / Size:	Half Baths: 0	Gross Taxes: \$8,559.23
Lot Area (sq.ft.): 27,660.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.63	P.I.D.: 004-662-890	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 3 Level Split	Total Parking: 8	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Mixed	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: 2	Fixtures Leased: No :		
R.I. Fireplaces: 0			
Fireplace Fuel: Wood	Fixtures Rmvd: No :		
Fuel/Heating: Forced Air, Natural Gas	Floor Finish:		
Outdoor Area: Balcny(s) Patio(s) Dck(s)			
Type of Roof: Other			

Legal: **PARCEL A, LOT 29, PLAN NWP24521, SECTION 35, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT, (EXPL PL NWP57001) & LOT 30**

Amenities: **In Suite Laundry**

Site Influences:

Features:

Finished Floor (Main):	1,111	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	583	Main	Living Room	18'8 x 17'8			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Family Room	22' x 13'			x	Main 3
Finished Floor (Below):	550	Main	Dining Room	12'8 x 12'2			x	Above 3
Finished Floor (Basement):	0	Main	Kitchen	17'6 x 8'2			x	
Finished Floor (Total):	2,244sq. ft.	Main	Solarium	16'7 x 12'2			x	
Unfinished Floor:	0	Main	Bedroom	11'3 x 10'9			x	
Grand Total:	2,244sq. ft.	Above	Bedroom	11'2 x 11'1			x	
		Above	Bedroom	10'3 x 8'2			x	
		Above	Bedroom	10'2 x 8'2			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: None		Below	Primary Bedroom	17'1 x 14'9			x	
Basement: None		Below	Laundry	8'7 x 7'8			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 11	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Court order sale, 3 level home, 5 bedrooms, 2 baths, solarium. Huge lot 27,660 square feet, 2 fireplaces. House requires TLC. Great area. Easy to show

Active
R3135045
Board: F
House/Single Family

17134 62 AVENUE

Cloverdale
Cloverdale BC
V3S 5R1

Residential Detached
\$1,249,000 (LP)
(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$1,299,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1979**
Frontage(feet): **60.00** Bathrooms: **3** Age: **47**
Frontage(metres): **18.29** Full Baths: **3** Zoning: **RF**
Depth / Size: **120** Half Baths: **0** Gross Taxes: **\$5,135.08**
Lot Area (sq.ft.): **7,183.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.16** P.I.D.: **005-353-581** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Mixed, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single, RV Parking Avail.**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Legal: **LOT 112, PLAN NWP55319, PART NW1/4, SECTION 7, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,763	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	15'7 x 14'9	Bsmt	Bedroom	9'7 x 9'	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	11'2 x 8'1	Bsmt	Storage	11'1 x 10'8	Main	4
Finished Floor (Below):	0	Main	Eating Area	11'2 x 6'3			x	Main	3
Finished Floor (Basement):	1,016	Main	Dining Room	10'8 x 9'10			x	Bsmt	3
Finished Floor (Total):	2,779sq. ft.	Main	Primary Bedroom	16' x 20'			x		
Unfinished Floor:	0	Main	Bedroom	9'1 x 9'			x		
Grand Total:	2,779sq. ft.	Main	Bedroom	9'6 x 9'1			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	13' x 16'			x		
Suite:		Bsmt	Foyer	9'4 x 6'			x		
Basement:Fully Finished		Bsmt	Family Room	18'9 x 12'5			x		
		Bsmt	Kitchen	16'11 x 7'10			x		
		Bsmt	Eating Area	6'3 x 3'6			x		
		Bsmt	Bedroom	12'6 x 7'			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 15	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **Green Leaf Realty Ltd.**

Court Order - basement entry on 7,183 sq ft lot walking distance to Cloverdale Athletic Park! hardwood floors, 4 bedrooms up and Primary includes a 3pc ensuite, 2 bedrooms + rec room down with separate entrance. Step outside to enjoy the beautiful, easy to maintain private backyard, fully fenced corner lot with patio, garden shed, and room for boat or small RV. Awesome location walking distance to athletic park & elementary school, transit, shopping, and easy highway access.

Active R3140965 Board: F House/Single Family	7299 194A STREET Cloverdale Clayton V4N 6K1	Residential Detached \$1,274,888 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$1,274,888
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 2015
Frontage(feet): 29.50	Bathrooms: 4	Age: 11
Frontage(metres): 8.99	Full Baths: 3	Zoning: RF9
Depth / Size:	Half Baths: 1	Gross Taxes: \$6,469.43
Lot Area (sq.ft.): 3,410.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.08	P.I.D.: 029-216-524	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Community, Electricity, Natural Gas, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey w/ Bsmt.	Total Parking: 2	Covered Parking: 2	Parking Access: Rear
Construction: Frame - Wood	Parking: DetachedGrge/Carport		
Exterior: Mixed	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:		
	Title to Land: Freehold NonStrata		Dist. to School Bus:
Renovations:	Reno. Year:	Property Disc.: No	Land Lease Expiry Year:
# of Fireplaces: 1	R.I. Fireplaces:	Fixtures Leased: No	
Fireplace Fuel: Natural Gas	Rain Screen:	Fixtures Rmvd: No	
Fuel/Heating: Heat Pump, Natural Gas	Metered Water:	Floor Finish:	
Outdoor Area: Patio(s)	R.I. Plumbing:		
Type of Roof: Asphalt			

Legal: **LOT 1, PLAN EPP30257, SECTION 22, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	835	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	835	Main	Foyer	7' x9'6	Below	Mud Room	6'10 x 9'1	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Den	8'9 x9'1	Below	Laundry	4'8 x 6'7	Main	2
Finished Floor (Below):	0	Main	Kitchen	9'4 x14'2			x	Above	4
Finished Floor (Basement):	910	Main	Dining Room	11'3 x14'			x	Above	4
Finished Floor (Total):	2,580sq. ft.	Main	Living Room	14'8 x16'1			x	Bsmt	4
Unfinished Floor:	0	Above	Primary Bedroom	12'8 x14'1			x		
Grand Total:	2,580sq. ft.	Above	Walk-In Closet	6'7 x5'1			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	10'11 x11'5			x		
Suite: Unauthorized Suite		Above	Bedroom	11'0 x11'3			x		
Basement: Fully Finished		Below	Bedroom	13'2 x9'11			x		
		Below	Walk-In Closet	5' x4'2			x		
		Below	Bedroom	9'10 x8'9			x		
		Below	Kitchen	13'11 x14'5			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 2	# of Rooms: 15	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

Listing Broker(s): **Momentum Realty Inc.**

Momentum Realty Inc.

Court-ordered sale. Vendor willing to finance up to 75% of the purchase price to qualified buyers. Contact us for details. Sold as is, where is. A fantastic opportunity to own a beautifully maintained 5-bedroom, 4-bathroom split-level home in a sought-after, family-friendly neighbourhood. Tucked away on a quiet street with excellent privacy, this home offers a bright and inviting layout. The spacious kitchen is a standout, featuring granite countertops, a large island, and expansive windows that flood the space with natural light—perfect for everyday living and entertaining. Exceptional location with quick access to major highways, shopping, schools, and all amenities.

Active R3106072 Board: F House/Single Family	17396 62A AVENUE Cloverdale Cloverdale BC V3S 5J1	Residential Detached \$1,399,999 (LP) (SP) M
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Sold Date:	If new, GST/HST inc?: No	Original Price: \$1,399,999
Meas. Type: Feet	Bedrooms: 7	Approx. Year Built: 1976
Frontage(feet): 60.00	Bathrooms: 5	Age: 50
Frontage(metres): 18.29	Full Baths: 5	Zoning: R3
Depth / Size: 125	Half Baths: 0	Gross Taxes: \$8,288.67
Lot Area (sq.ft.): 7,576.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.17	P.I.D.: 003-957-128	Tax Inc. Utilities?: No
Flood Plain: Exempt	Tour:	
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey	Total Parking: 5	Covered Parking: 0	Parking Access: Front
Construction: Frame - Wood	Parking: Open		
Exterior: Wood	Driveway Finish: Asphalt		
Foundation: Concrete Perimeter	Dist. to Public Transit: 700 Meter	Dist. to School Bus: 900 Meter	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations: Partly	Property Disc.: Yes		
# of Fireplaces: 1 R.I. Fireplaces:	Fixtures Leased: No :		
Fireplace Fuel: Natural Gas			
Fuel/Heating: Baseboard, Forced Air, Mixed	Fixtures Rmvd: No :		
Outdoor Area: Balcny(s) Patio(s) Dck(s)			
Type of Roof: Asphalt	Floor Finish: Laminate, Mixed, Tile		

Legal: **LOT 190 SECTION 7 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 50042**

Amenities: **Garden, In Suite Laundry**

Site Influences: **Central Location, Golf Course Nearby, Paved Road, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main):	1,321	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16'8 x 11'7	Below	Kitchen	10'0 x 8'0	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'5 x 9'5	Below	Family Room	8'0 x 8'0	Main 3
Finished Floor (Below):	1,305	Main	Kitchen	10'7 x 8'8	Below	Bedroom	9'0 x 9'0	Below 3
Finished Floor (Basement):	0	Main	Primary Bedroom	13'3 x 10'3			x	
		Main	Bedroom	9'8 x 8'8			x	
Finished Floor (Total):	2,626sq. ft.	Main	Bedroom	9'2 x 8'9			x	Main 3
Unfinished Floor:	0	Main	Bedroom	9'8 x 8'9			x	Below 3
Grand Total:	2,626sq. ft.	Below	Kitchen	10'0 x 8'0			x	
		Below	Family Room	8'0 x 8'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	9'0 x 9'0			x	
		Below	Kitchen	10'0 x 8'0			x	Below 3
		Below	Family Room	8'0 x 9'0			x	
		Below	Bedroom	9'0 x 9'0			x	

Suite: **Unauthorized Suite**
Basement: **Fully Finished, Separate Entry**

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **4** # of Rooms: **16**

Manuf Type: Registered in MHR?:
MHR#: CSA/BCE: PAD Rental:
ByLaw Restrictions: Maint. Fee:

Listing Broker(s): **Century 21 Coastal Realty Ltd.** **Century 21 Coastal Realty Ltd.**

CLOVERDALE GEM on a 7,576 SF lot! Renovated home featuring a rare 4 bed, 2 bath upper level—perfect for families. Below offers 3 self-contained 1-bed suites (1+1+1) generating strong mortgage-helping income. Updated with modern finishes and new appliances throughout. Situated on a quiet street backing onto an elementary school and playground, steps to transit, shopping, and amenities. ATTN: Investors and first-time buyers, excellent holding or investment potential. A rare opportunity in a prime, family-friendly location. Call to book your showing today. Open House June 20/21 3:00 - 5:00 Sat & 2:00 - 4:00 Sunday

Active R3140818 Board: F House/Single Family	18938 54A AVENUE Cloverdale Cloverdale BC V3S 6R4	Residential Detached \$1,589,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?: No	Original Price: \$1,589,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 2007
Frontage(feet): 107.52	Bathrooms: 6	Age: 19
Frontage(metres): 32.77	Full Baths: 5	Zoning: CD-*1
Depth / Size: 53.36	Half Baths: 1	Gross Taxes: \$7,122.16
Lot Area (sq.ft.): 6,174.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.14	P.I.D.: 026-902-834	Tax Inc. Utilities?:
Flood Plain:		Tour: Virtual Tour URL
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey w/ Bsmt.	Total Parking: 4	Covered Parking: 2	Parking Access:
Construction: Frame - Wood	Parking: Garage; Double, Visitor Parking		
Exterior: Fibre Cement Board	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: 2BLK	Dist. to School Bus: 2BLK	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: 1	R.I. Fireplaces:		
Fireplace Fuel: Natural Gas	Rain Screen:		
Fuel/Heating: Forced Air, Natural Gas	Metered Water:		
Outdoor Area: Patio(s)	R.I. Plumbing:		
Type of Roof: Asphalt	Fixtures Leased: No :FORECLOSURE		
	Fixtures Rmvd: No :FORECLOSURE		
	Floor Finish: Wall/Wall/Mixed		

Legal: **LOT 86, PLAN BCP27400, SECTION 4, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: **Central Location**

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

Finished Floor (Main):	1,376	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,486	Main	Living Room	11'3 x 11'5	Bsmt	Living Room	18'8 x 9'7	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'9 x 11'1	Bsmt	Dining Room	12' x 7'7	Main	3
Finished Floor (Below):	1,376	Main	Family Room	19' x 17'11	Bsmt	Kitchen	12' x 8'7	Above	5
Finished Floor (Basement):	0	Main	Kitchen	14' x 13'	Bsmt	Laundry	8'7 x 3'4	Above	5
		Main	Bedroom	9'5 x 9'1	Bsmt	Patio	12'8 x 4'	Above	4
Finished Floor (Total):	4,238sq. ft.	Main	Nook	8' x 9'7			x	Below	4
Unfinished Floor:	0	Main	Patio	12'9 x 23'			x	Below	2
Grand Total:	4,238sq. ft.	Above	Primary Bedroom	15' x 17'1			x		
		Above	Walk-In Closet	7'1 x 9'5			x		
		Above	Bedroom	10'8 x 11'11			x		
		Abv Main 2	Bedroom	14'9 x 9'5			x		
		Abv Main 2	Bedroom	11' x 9'5			x		
		Bsmt	Recreation Room	20' x 10'			x		
Suite: Unauthorized Suite		Manuf Type:			Registered in MHR?:		PAD Rental:		
Basement: Fully Finished					CSA/BCE:		Maint. Fee:		
					ByLaw Restrictions:				
Crawl/Bsmt. Height:	# of Levels: 3								
# of Kitchens: 2	# of Rooms: 18								

Listing Broker(s): **TRG The Residential Group Downtown Realty**

Spacious 3-storey corner home offering over 4,200 sq.ft. of living space on a 6,174 sq.ft. lot. Well-designed layout features 7 bedrooms, 6 bathrooms and a large den, with high ceilings, crown mouldings, hardwood and tile flooring, central A/C and multiple fireplaces. The fully finished basement includes a 2-bedroom suite with separate entry, plus a media/rec room and additional living space. Enjoy the covered balcony, lower patio and fully fenced yard, ideal for family living and entertaining. Double garage. Located in a quiet Cloverdale neighbourhood close to schools, parks, shopping, transit, and just minutes from Downtown Langley, Willoughby and major commuter routes.

Active
R3129700
Board: F
House/Single Family

22784 88 AVENUE

Langley
Fort Langley
V1M 2R6

Residential Detached
\$1,949,000 (LP)
(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$1,999,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2005**
Frontage(feet): **72.00** Bathrooms: **3** Age: **21**
Frontage(metres): **21.95** Full Baths: **2** Zoning: **R-1E**
Depth / Size: Half Baths: **1** Gross Taxes: **\$6,534.04**
Lot Area (sq.ft.): **12,240.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.28** P.I.D.: **025-614-967** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **Yes: FARMLAND**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **Septic** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, Stone, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **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: **6** Covered Parking: **2** Parking Access:
Parking: **Garage; Double, Open**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish: **Mixed**

Legal: **LOT C, PLAN BCP4017, DISTRICT LOT 80, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,304	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,365	Main	Dining Room	13'9" x 14'2"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12' x 14'11"			x	Main 2
Finished Floor (Below):	0	Main	Living Room	17'1" x 21'2"			x	Above 5
Finished Floor (Basement):	0	Main	Laundry	7' x 8'1"			x	Above 5
Finished Floor (Total):	2,669sq. ft.	Main	Mud Room	11'2" x 7'			x	
Unfinished Floor:	0	Main	Foyer	10'10" x 6'			x	
Grand Total:	2,669sq. ft.	Above	Primary Bedroom	17' x 14'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Walk-In Closet	4'6" x 6'11"			x	
Suite:		Above	Bedroom	10'4" x 12'6"			x	
Basement:None		Above	Bedroom	10'3" x 12'10"			x	
		Above	Bedroom	10'10" x 10'9"			x	
		Above	Recreation Room	11'6" x 12'8"			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 12	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Argus Estates (1983) Ltd.**

Beautiful custom home on a private 12,000+ sq. ft. lot backing onto greenspace in the heart of Fort Langley. Southern exposure & a fully fenced, gated yard create a peaceful outdoor setting with multiple seating areas, wraparound deck, veranda, greenhouse & vegetable garden. Bright main living area offers serene views & exceptional privacy. Oversized primary bedroom features a fireplace & private patio overlooking the lush backyard. Walking distance to Fort Langley's shops, cafés, trails & schools, including Fine Arts programs.

Active
R3093036
Board: F
House with Acreage

22990 70A AVENUE

Langley
Salmon River
V2Y 2J9

Residential Detached

\$1,970,000 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$1,970,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1975**
Frontage(feet): **88.00** Bathrooms: **3** Age: **51**
Frontage(metres): **26.82** Full Baths: **2** Zoning: **SR-1**
Depth / Size: Half Baths: **1** Gross Taxes: **\$6,061.88**
Lot Area (sq.ft.): **56,192.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **1.29** P.I.D.: **005-909-082** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Water**
Sewer Type: **Septic** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **:**
Floor Finish:

Legal: **LOT 43, PLAN NWP45464, SECTION 17, TOWNSHIP 11, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central**

Site Influences:
Features:

Finished Floor (Main):	1,513	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	25'3 x 14'10			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'5 x 15'2			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	9'5 x 15'9			x	Main 2
Finished Floor (Basement):	1,466	Main	Primary Bedroom	15' x 15'7			x	Bsmt 3
Finished Floor (Total):	2,979sq. ft.	Main	Primary Bedroom	15' x 15'7			x	
Unfinished Floor:	0	Main	Bedroom	14'5 x 9'5			x	
Grand Total:	2,979sq. ft.	Main	Bedroom	9'1 x 9'5			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Recreation Room	23'5 x 14'6			x	
Suite: None		Bsmt	Bedroom	12'1 x 12'5			x	
Basement: None		Bsmt	Bedroom	14'4 x 15'6			x	
		Bsmt	Laundry	6'9 x 13'8			x	
				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 11	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Court order sale -Rare 1.29-Acre Salmon River Estate – Not in ALR Private and tucked at the end of a quiet cul-de-sac, this 1.29-acre property backs onto greenbelt and offers the perfect blend of space, privacy, and quick Highway 1 access via 232 Street. Zoned SR-1 with home occupation permitted and accessory commercial vehicle parking allowed — ideal for contractors, trades, and home-based businesses. The renovated 2,992 sq.ft. home features 6 bedrooms, 3 bathrooms, and a separate-entry lower level with suite potential. Upgraded 200-amp service, a powered 20'x30' (220V) tent workshop, and a large driveway with room for trucks, trailers, and equipment make this property as functional as it is private. Fully fenced and minutes to D.W Poppy Secondary, park. Easy to show. Try your offers.

Active
R3097008
Board: F
House/Single Family

19723 31A AVENUE
Langley
Brookwood Langley
V2Z 0B2

Residential Detached
\$2,148,000 (LP)
(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$2,290,000**
Meas. Type: **Feet** Bedrooms: **10** Approx. Year Built: **2021**
Frontage(feet): **68.00** Bathrooms: **9** Age: **5**
Frontage(metres): **20.73** Full Baths: **7** Zoning: **R-1D**
Depth / Size: Half Baths: **2** Gross Taxes: **\$8,667.49**
Lot Area (sq.ft.): **7,497.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.17** P.I.D.: **030-775-531** Tax Inc. Utilities?:
Flood Plain: Tour:
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Community, Electricity, Natural Gas, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Hot Water, 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: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate, Tile**

Legal: **LOT 20, PLAN EPP63040, SECTION 22, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Finished Floor (Main):	1,990	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,664	Main	Living Room	11'3 x 15'8	Bsmt	Kitchen	15'7 x 9'8	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	9' x 8'11	Bsmt	Bedroom	10'7 x 12'6	Above	5
Finished Floor (Below):	2,012	Main	Kitchen	12'7 x 18'2	Bsmt	Bedroom	10'7 x 12'7	Above	4
Finished Floor (Basement):	0	Main	Foyer	7'8 x 12'11	Bsmt	Living Room	12'1 x 14'	Above	4
Finished Floor (Total):	5,666sq. ft.	Main	Patio	25'11 x 9'11	Bsmt	Kitchen	8'5 x 14'	Above	4
Unfinished Floor:	0	Main	Bedroom	10'1 x 11'5	Bsmt	Bedroom	11'8 x 10'2	Main	3
Grand Total:	5,666sq. ft.	Main	Mud Room	5'9 x 6'2	Bsmt	Bedroom	11'9 x 14'8	Main	2
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	16'8 x 16'9	Bsmt	Bedroom	10'8 x 14'8	Bsmt	3
Suite: Legal Suite, Unauthorized Suite Basement: Fully Finished		Above	Bedroom	12'2 x 18'1			x	Bsmt	3
		Above	Bedroom	12'6 x 18'1			x	Bsmt	2
		Above	Bedroom	12'6 x 18'1			x		
		Above	Laundry	8'8 x'			x		
		Bsmt	Living Room	15'2 x 12'7			x		
Crawl/Bsmt. Height:		# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:		
# of Kitchens: 3		# of Rooms: 21	MHR#:		CSA/BCE:		Maint. Fee:		
ByLaw Restrictions:									

Listing Broker(s): **Century 21 Coastal Realty Ltd.**

Court-Ordered Sale! Welcome to prestigious Havenwood. This West Coast-inspired home offers 11 bed/9 bath on a 7,439 sqft corner lot. Open-concept main floor with double-height ceilings, bright living/ dining area, family room with built-in entertainment wall, primary bedroom on main plus an additional bedroom. Gourmet kitchen with large island, quartz counters, high-end KitchenAid appliances & spice kitchen. Upper level features 4 spacious bedrooms, all with ensuites, including a luxurious primary suite with fireplace, walk-in closet & entertainment wall. Includes 2 mortgage helpers (2-bed +3-bed) for strong rental income. Great investment & family home opportunity.

Active R3024949 Board: F House with Acreage	3044 240 STREET Langley Otter District V2Z 1N3	Residential Detached \$3,100,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$5,050,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1992
Frontage(feet): 329.00	Bathrooms: 5	Age: 34
Frontage(metres): 100.28	Full Baths: 3	Zoning: RU-3
Depth / Size: 2615	Half Baths: 2	Gross Taxes: \$16,565.00
Lot Area (sq.ft.): 862,052.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 19.79	P.I.D.: 002-382-415	Tax Inc. Utilities?: No
Flood Plain: Exempt	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity		
Sewer Type: Other	Water Supply: Other	

Style of Home: 2 Storey	Total Parking: 10	Covered Parking: 5	Parking Access: Side
Construction: Frame - Wood	Parking: Garage; Triple		
Exterior: Mixed	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: NEAR	Dist. to School Bus: NEAR	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: 2	R.I. Fireplaces:		
Fireplace Fuel: Natural Gas	Rain Screen:		
Fuel/Heating: Natural Gas	Metered Water:		
Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard	R.I. Plumbing:		
Type of Roof: Other	Fixtures Leased: No		
	Fixtures Rmvd: :		
	Floor Finish:		

Legal: **LOT 4, PLAN NWP5331, SECTION 22, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Barn, Green House, Storage**

Site Influences: **Central Location, Private Setting, Shopping Nearby**

Features: **Other - See Remarks**

Finished Floor (Main):	3,012	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	3,847	Main	Living Room	15'3" x 18'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15' x 15'			x	Main 2
Finished Floor (Below):	0	Main	Kitchen	14' x 18'			x	Main 5
Finished Floor (Basement):	0	Main	Family Room	21'4" x 16'			x	Main 2
Finished Floor (Total):	6,859sq. ft.	Main	Primary Bedroom	16' x 17'			x	Above 4
Unfinished Floor:	0	Main	Den	11' x 11'			x	Above 4
Grand Total:	6,859sq. ft.	Main	Laundry	6' x 8'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11' x 16'			x	
		Above	Bedroom	11' x 16'			x	
		Above	Bedroom	13'8" x 12'6"			x	
		Above	Bedroom	10' x 8'			x	
Suite: Other		Above	Recreation Room	25' x 15'			x	
Basement: Crawl		Above	Den	12' x 15'			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 13	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

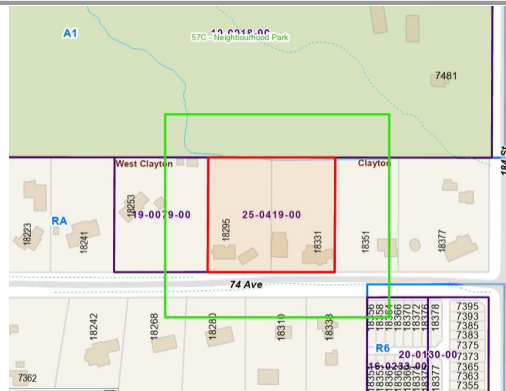
Listing Broker(s): **Sutton Group-West Coast Realty**

Country Estate of 19.7 acres. Custom built home, needs some updating. Huge detached barn with 16 horse stable, detached shop and green house. Court date July 16, 2026.

Active
R3124351
Board: F
House with Acreage

18331 74 AVENUE
Cloverdale
Clayton
V4N 6C1

Residential Detached
\$3,499,000 (LP)
(SP) **M**



Sold Date: _____
Meas. Type: **Feet**
Frontage(feet): **165.00**
Frontage(metres): **50.29**
Depth / Size: **300**
Lot Area (sq.ft.): **0.00**
Lot Area (acres): **1.12**
Flood Plain: _____
View: _____
Complex/Subdiv: _____
First Nation Reserve: _____
Services Connected: **Electricity, Natural Gas, Septic, Water**
Sewer Type: **Septic**

If new, GST/HST inc?: _____
Bedrooms: **2**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**
Rear Yard Exp: _____
P.I.D.: **010-346-031**

Original Price: **\$3,599,000**
Approx. Year Built: **1957**
Age: **69**
Zoning: **RA**
Gross Taxes: **\$10,283.36**
For Tax Year: **2025**
Tax Inc. Utilities?: **No**
Tour: _____

Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Other**
Foundation: **Concrete Perimeter**

Renovations: _____
of Fireplaces: _____ R.I. Fireplaces: _____
Fireplace Fuel: _____
Fuel/Heating: **Other**
Outdoor Area: **None**
Type of Roof: **Other**

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

Total Parking: **10** Covered Parking: **1** Parking Access: _____
Parking: **Garage; Single**
Driveway Finish: _____
Dist. to Public Transit: _____
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: _____
Floor Finish: _____

Dist. to School Bus: _____
Land Lease Expiry Year: _____

Legal: **LOT 3, PLAN NWP18031, SECTION 20, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,577	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	10' x 10'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Primary Bedroom	15' x 15'			x	Main 4
Finished Floor (Below):	1,577	Main	Bedroom	10' x 10'			x	
Finished Floor (Basement):	0			x			x	
Finished Floor (Total):	3,154sq. ft.			x			x	
Unfinished Floor:	0			x			x	
Grand Total:	3,154sq. ft.			x			x	
				x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
Suite:				x			x	
Basement:Part				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 3	MHR#:	CSA/BCE:	Maint. Fee:				
ByLaw Restrictions:								

Listing Broker(s): **Argus Estates (1983) Ltd.**

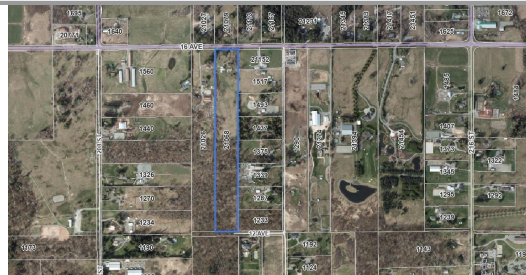
Argus Estates (1983) Ltd.

Court ordered sale. 1.12 acre property in Surrey's West Clayton neighbourhood. Designated Urban Residential (10+4 UPA Bonus) under the West Clayton NCP. Active Surrey application underway for rezoning and proposed 47-unit townhouse development in conjunction with adjacent property. Buyer to verify development potential, application status, servicing and environmental requirements with the City of Surrey. Property contains an older approximately 3,154 sq. ft. 2-storey single family dwelling built circa 1957. Measurements approximate from BC Assessment. Located within proximity to the future Hillcrest-184 Street SkyTrain station. Room dimensions are not accurate, Subject to access for confirmation. Property sold as is where is. Subject to Court approval.

Active
R3062705
Board: F
House with Acreage

21068 16TH AVENUE
Langley
Campbell Valley
V2Z 1K3

Residential Detached
\$3,550,000 (LP)
(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$4,900,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1973**
Frontage(feet): **330.00** Bathrooms: **3** Age: **53**
Frontage(metres): **100.58** Full Baths: **3** Zoning: **RU-1**
Depth / Size: **2552** Half Baths: **0** Gross Taxes: **\$11,087.51**
Lot Area (sq.ft.): **855,106.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **19.63** P.I.D.: **008-389-446** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Septic**
Sewer Type: **Septic** Water Supply: **Well - Drilled**

Style of Home: **2 Storey w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Renovations: Reno. Year:
of Fireplaces: **2** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Natural Gas** Metered Water:
Fuel/Heating: **Natural Gas** R.I. Plumbing:
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**
Total Parking: **12** Covered Parking: **2** Parking Access: **Front**
Parking: **Carport; Multiple, Open, RV Parking Avail.**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: :
Floor Finish: **Mixed**

Legal: **LOT 7, PLAN NWP36977, PART NW1/4, SECTION 12, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Barn, Guest Suite, Storage**

Site Influences:

Features:

Finished Floor (Main):	1,445	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	18'4 x 14'2	Bsmt	Living Room	15'4 x 13'8	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'2 x 10'4	Bsmt	Kitchen	17'10 x 5'6	Main 4
Finished Floor (Below):	0	Main	Kitchen	12'8 x 11'4	Bsmt	Storage	10'4 x 7'11	Main 4
Finished Floor (Basement):	1,885	Main	Eating Area	12'8 x 6'9	Bsmt	Laundry	12'6 x 7'5	Bsmt 4
Finished Floor (Total):	3,330sq. ft.	Main	Primary Bedroom	16'2 x 14'2			x	
Unfinished Floor:	0	Main	Bedroom	10'7 x 9'8			x	
Grand Total:	3,330sq. ft.	Main	Walk-In Closet	1'2 x 3'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	14'1 x 10'5			x	
Suite: Unauthorized Suite		Bsmt	Bedroom	11'3 x 10'2			x	
Basement: Fully Finished, Separate Entry		Bsmt	Laundry	7'11 x 5'6			x	
		Bsmt	Family Room	17'4 x 14'1			x	
		Bsmt	Dining Room	14'0 x 7'0			x	
		Bsmt	Bedroom	14'1 x 12'9			x	

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **2** # of Rooms: **17**
Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

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

A unique opportunity to acquire this 19.63 - acre estate in Langley, BC. The property has a main house featuring 5 bedrooms and 3 bathrooms with a basement that offers a separate entry. There is a 2,300+ sq.ft. barn on the property, along with outdoor paddocks which require some updating, and an outdoor riding area. Ideal for farming or equestrian use, this property may have the potential to be subdivided, as there is access at the back of the property from 12th Avenue. Potential buyers are instructed to consult with the Township of Langley.

Active R3115087 Board: F House with Acreage	20108 32 AVENUE Langley Brookwood Langley V2Z 2E1	Residential Detached \$3,880,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$3,880,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1985
Frontage(feet): 117.30	Bathrooms: 4	Age: 41
Frontage(metres): 35.75	Full Baths: 3	Zoning: SR2
Depth / Size: 0	Half Baths: 1	Gross Taxes: \$18,821.38
Lot Area (sq.ft.): 57,063.59	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 1.31	P.I.D.: 000-949-752	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas		
Sewer Type: Septic	Water Supply: Well - Drilled	

Style of Home: 2 Storey	Total Parking: 9	Covered Parking: 7	Parking Access: Front
Construction: Frame - Wood	Parking: DetachedGrge/Carport, Garage; Triple, Grge/Double Tandem		
Exterior: Vinyl	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: 1	R.I. Fireplaces:		
Fireplace Fuel: Natural Gas	Rain Screen:		
Fuel/Heating: Forced Air, Natural Gas	Metered Water:		
Outdoor Area: Fenced Yard, Patio(s) & Deck(s)	R.I. Plumbing:		
Type of Roof: Wood	Fixtures Leased: No		
	Fixtures Rmvd: :		
	Floor Finish: Hardwood, Tile, Wall/Wall/Mixed		

Legal: **PLAN NWP2515, SECTION 23, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT, W1/2 OF LOT 16, EXC E 138'**

Amenities: **Barn, Garden, Pool; Indoor, Storage, Swirlpool/Hot Tub, Workshop Detached**

Site Influences: **Central Location, Golf Course Nearby, Private Setting, Private Yard, Rural Setting**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Hot Tub Spa/Swirlpool, Smoke Alarm, Storage Shed, Swimming Pool Equip., Vacuum - Built In**

Finished Floor (Main):	2,480	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,100	Main	Living Room	30' x 15'	Above	Bedroom	13' x 11'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13' x 12'			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	17' x 11'			x	Main 2
Finished Floor (Basement):	0	Main	Eating Area	11'6 x 12'6			x	Above 5
Finished Floor (Total):	3,580sq. ft.	Main	Family Room	20' x 11'4			x	Above 4
Unfinished Floor:	0	Main	Den	11' x 8'3			x	
Grand Total:	3,580sq. ft.	Main	Bedroom	15' x 11'6			x	
		Main	Bedroom	14' x 10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Laundry	10' x 9'			x	
		Below	Utility	10' x 6'			x	
Suite:		Main	Foyer	8'8 x 8'			x	
Basement: Crawl		Above	Primary Bedroom	22' x 12'			x	
		Above	Bedroom	15' x 12'6			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 14	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Dracco Pacific Realty**

RE/MAX 2000 Realty

Court-ordered sale. The property is situated within the Booth Neighbourhood Plan area and is identified for potential higher-density residential use, subject to municipal approval. Conveniently located near transit, schools, and established amenities, the surrounding area is experiencing ongoing and future redevelopment. This site presents an opportunity for townhouse or multi-family development in alignment with long-term community planning. The property is being sold on an "as is, where is" basis, without any representations or warranties. Buyers are advised to conduct their own due diligence regarding zoning, density, and development potential.

Active
R3026028
Board: F
House with Acreage

22801 8 AVENUE
Langley
Campbell Valley
V2Z 2W3

Residential Detached
\$4,000,000 (LP)
(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$4,000,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2020**
Frontage(feet): **650.00** Bathrooms: **5** Age: **6**
Frontage(metres): **198.12** Full Baths: **4** Zoning: **RU-3**
Depth / Size: **(18.38AC)** Half Baths: **1** Gross Taxes: **\$15,296.35**
Lot Area (sq.ft.): **0.00** Rear Yard Exp: **North** For Tax Year: **2024**
Lot Area (acres): **18.38** P.I.D.: **009-224-262** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas**
Sewer Type: **Septic** Water Supply: **Well - Drilled**

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

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **10** Covered Parking: **3** Parking Access:
Parking: **Garage; Triple**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Wall/Wall/Mixed**

Legal: **PARCEL A, LOT 2, PLAN NWP23355, SECTION 8, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT, (REF PL 35296)**

Amenities: **None**

Site Influences: **Private Setting**

Features:

Finished Floor (Main):	2,197	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	2,035	Main	Great Room	20' x 20'1	Above	Bedroom	13' x 14'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	15' x 16'7	Above	Walk-In Closet	7' x 3'10	Main 2
Finished Floor (Below):	0	Main	Dining Room	15' x 18'	Above	Laundry	10'1 x 7'	Above 3
Finished Floor (Basement):	2,207	Main	Nook	15' x 11'6	Bsmt	Games Room	22'11 x 17'6	Above 5
Finished Floor (Total):	6,439sq. ft.	Main	Pantry	6'1 x 9'7	Bsmt	Recreation Room	21'7 x 29'6	Above 4
Unfinished Floor:	0	Main	Study	13' x 12'	Bsmt	Bedroom	14'8 x 17'8	Bsmt 3
Grand Total:	6,439sq. ft.	Main	Mud Room	8'3 x 13'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Foyer	13'1 x 19'6			x	
Suite: None		Above	Primary Bedroom	15' x 17'			x	
Basement: Fully Finished, Separate Entry		Above	Walk-In Closet	10' x 11'10			x	
		Above	Bedroom	17'9 x 19'			x	
		Above	Walk-In Closet	5'9 x 5'9			x	
		Above	Bedroom	15' x 12'			x	

Crawl/Bsmt. Height:
of Kitchens: **1**

of Levels: **3**
of Rooms: **19**

Manuf Type:
MHR#:

Registered in MHR?:
CSA/BCE:

PAD Rental:
Maint. Fee:

ByLaw Restrictions:

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

Very PRIVATE 18+ Acre Estate in South Langley's Campbell Valley. 5 Year Old Custom built 2 Story plus Basement Home with High End Finishings and functional, open floorplan. Foundation for the Barn is already poured. Imagine a gorgeous Equestrian Estate. 5 Bedrooms, 5 Bathrooms and Separate Basement access with enough room for a large or multi-generational family setup. Upstairs boasts 4 bdrms including a Primary suite w/ huge walk-in closet & an luxurious 5 pce ensuite. Gorgeous view from your own Primary Bedroom balcony. Relax and play in your media and bar room downstairs. Great Room is an Entertainers Delight on the main with a Country Gourmet Kitchen, and 13 ft ceilings. Too much to list here. Conveniently situated close to riding trails & parks.

Active
R3126821
Board: F
House with Acreage

3656 272 STREET
Langley
Aldergrove Langley
V4W 1R6

Residential Detached
\$4,750,000 (LP)
(SP) 



Sold Date:	If new, GST/HST inc?:	Original Price: \$4,750,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1938
Frontage(feet): 658.10	Bathrooms: 1	Age: 88
Frontage(metres): 200.59	Full Baths: 1	Zoning: RU-3
Depth / Size: 2,592	Half Baths: 0	Gross Taxes: \$2,036.81
Lot Area (sq.ft.): 0.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 39.50	P.I.D.: 006-886-931	Tax Inc. Utilities?: No
Flood Plain: No		Tour: Virtual Tour URL
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Septic, Water	
Sewer Type: Septic	Water Supply: City/Municipal	

Style of Home: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air**
Outdoor Area: **None**
Type of Roof: **Asphalt**

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

Total Parking: **10** Covered Parking: **0** Parking Access:
Parking: **Add. Parking Avail., Open, RV Parking Avail.**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Legal: **PART S1/2 OF S1/2 OF NW1/4, SECTION 29, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Barn, Workshop Detached**

Site Influences: **Central Location, Private Setting, Recreation Nearby**
Features:

Finished Floor (Main):	960	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	329	Main	Mud Room	7'4 x 16'10			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12'9 x 14'2			x	Main 4
Finished Floor (Below):	0	Main	Primary Bedroom	11' x 10'			x	
Finished Floor (Basement):	0	Main	Family Room	11'5 x 12'3			x	
Finished Floor (Total):	1,289sq. ft.	Main	Bedroom	11'1 x 12'3			x	
Unfinished Floor:	768	Main	Bedroom	11'1 x 12'3			x	
Grand Total:	2,057sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: None				x			x	
Basement: Crawl				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 6	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **eXp Realty of Canada, Inc.**

39.5 ACRES HOUSE AND ACREAGE. First time on the market, this trophy property offers an excellent long-term holding opportunity and an ideal setting to build an Estate Home in a private, park-like environment. The existing home spans 2,057 SQ/FT and features 3 bedrooms and 1 bathroom. The property also includes a 2,800 SQ/FT Pole Barn. Fertile soil provides strong agricultural potential for growing blueberries, vegetables, and a variety of other crops, while the high-exposure location creates excellent Agri-Business and retail opportunities. Conveniently located close to schools, shopping, and other amenities, with easy access to Fraser Highway, Highway #1, and the USA Border.

Active
R3103974
Board: F
House with Acreage

1061 216 STREET

Langley
Campbell Valley
V2Z 1R3

Residential Detached

\$4,800,000 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$5,250,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2010**
Frontage(feet): **340.90** Bathrooms: **5** Age: **16**
Frontage(metres): **103.91** Full Baths: **3** Zoning: **RU-1**
Depth / Size: **442,134** Half Baths: **2** Gross Taxes: **\$16,162.17**
Lot Area (sq.ft.): **0.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **10.15** P.I.D.: **007-170-246** Tax Inc. Utilities?:
Flood Plain: Tour: **Virtual Tour URL**
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Septic**
Sewer Type: **Septic** Water Supply: **Well - Drilled**

Style of Home: **2 Storey w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board**
Foundation: **Concrete Perimeter, Concrete Slab**

Total Parking: Covered Parking: Parking Access: **Front**
Parking: **Open, RV Parking Avail.**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Mixed**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Electric, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt, Metal**

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

Legal: **LOT 13, PLAN NWP35151, PART SE1/4, SECTION 12, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 41999, MANUFACTURED HOME REG.# 96101**

Amenities: **Barn, In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	1,829	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,363	Main	Living Room	30' x 16'11"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13' x 11'10"			x	Main 2
Finished Floor (Below):	1,460	Main	Den	10'10 x 9'2"			x	Above 3
Finished Floor (Basement):	0	Main	Office	13' x 12'			x	Main 2
Finished Floor (Total):	4,652sq. ft.	Main	Mud Room	12' x 7'11"			x	
Unfinished Floor:	0						x	Below 3
Grand Total:	4,652sq. ft.	Above	Primary Bedroom	18'5 x 17'4"			x	Above 3
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	10'3 x 10'2"			x	
		Above	Bedroom	10'2 x 10'			x	
							x	
							x	
							x	
Suite: Unauthorized Suite								
Basement: Full								
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 0	# of Rooms: 8	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Court order sale, 10.15 acres Equestrian Estate, 26 stall barn, 8 outdoor paddock with shelters, 80x200 indoor arena. Main house is 4652 square feet, plus additional 2750 updated home. Located across Chaberton Estate Winery and steps to Campbell Valley Park. easy to show. PLEASE DO NOT TOUCH THE HORSES THEY MAY BITE

Active
R3132336
Board: F
House with Acreage

558 248 STREET
Langley
Otter District
V4W 2H2

Residential Detached
\$7,299,000 (LP)
(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$7,299,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1996**
Frontage(feet): Bathrooms: **7** Age: **30**
Frontage(metres): Full Baths: **7** Zoning: **RU2**
Depth / Size: Half Baths: **0** Gross Taxes: **\$24,493.86**
Lot Area (sq.ft.): **0.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **47.35** P.I.D.: **006-566-723** Tax Inc. Utilities?:
Flood Plain: Tour:
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Septic**
Sewer Type: **Septic** Water Supply: **Well - Drilled**

Style of Home: **2 Storey w/ Bsmt.**
Construction: **Brick, Concrete, Log**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **4** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Hot Water, Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:
Parking: **Add. Parking Avail.**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Legal: **LOT 4, PLAN NWP42963, PART NW1/4, SECTION 2, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Pool; Indoor, Swirlpool/Hot Tub, Tennis Court(s)**

Site Influences: **Cleared, Private Setting, Rural Setting**

Features:

Finished Floor (Main):	4,738	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	3,079	Main	Foyer	26'10 x 15'4	Above	Flex Room	20'3 x 18'11	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	26'6 x 19'1	Above	Loft	20'3 x 10'	Main	6
Finished Floor (Below):	4,550	Main	Dining Room	21'11 x 19'4	Above	Nook	19'5 x 15'	Above	4
Finished Floor (Basement):	0	Main	Family Room	18'4 x 15'6	Below	Recreation Room	32'7 x 18'9	Below	4
Finished Floor (Total):	12,367sq. ft.	Main	Kitchen	18'8 x 15'5	Below	Gym	27'9 x 18'9	Main	3
Unfinished Floor:	0	Main	Eating Area	23'10 x 16'11	Below	Bar Room	12'8 x 6'10	Above	4
Grand Total:	12,367sq. ft.	Main	Library	20'3 x 17'	Below	Utility	23'2 x 18'8	Above	4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Primary Bedroom	20'4 x 18'2			x	Above	3
Suite:		Main	Office	15'9 x 12'3			x		
Basement:Full		Above	Primary Bedroom	19'5 x 16'4			x		
		Above	Bedroom	19'4 x 16'1			x		
		Above	Bedroom	19'4 x 16'1			x		
		Above	Bedroom	16'11 x 15'4			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 20	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **Sutton Group-West Coast Realty**
(Surrey/24)

COURT ORDER SALE: Luxury Estate on 47.35 Acres in South Langley. A rare 12,400 square feet British built brick manor on one of South Langley's most prestigious streets, offering breathtaking mountain views and gently rolling pastures. A former Hollywood film location, this gated estate features 5 bedrooms, 7 bathrooms, indoor pool, sauna, hot tub, sunroom, gym, bar, and tennis court. Ideal for equestrian use with a riding arena, trails, and dry land. Includes a caretaker's residence with a workshop, and radiant heating. This one of a kind property is irreplaceable, with new Provincial regulations now restricting new home builds on ALR land to under 5,400 square feet. No creeks on the property.