



List Price:	\$69,900	Previous Price:	\$74,900
		Original Price:	\$97,500
Subdiv/Complex: Wheatcroft Manor			
Frontage:	0.00	Approx Yr Blt:	1978
Depth/Size:	000	PID:	001-574-680
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:	W	Age at List Date:	36
Stories in Bldg:	3	Zoning:	RM2
Flood Plain:		Bedrooms:	1
Meas. Type:	Feet	Bathrooms:	1
Fixtures Lsd:	N	Full Baths:	1
Fixt Removed:	N	Half Baths:	0
View:	N	Taxes:	\$1,118 (2014)
		If New GST/HST Incl:	
		Tax Incl Utils:	Yes
		Apprvl Req:	

Style of Home:	Rancher/Bungalow	Total Parking:		Covered Parking:	
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	RV Parking Avail., Visitor Parking, Other		
Exterior:	Vinyl, Brick, Stucco				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Tar & Gravel	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:	41	Total Units in Strata:	41
Flooring:	Wall/Wall/Mixed	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Hot Water	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:		Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)	Property Disclosure:	Y		
Mngmt Co:	REMI Realty	Bylaw Restrictions:	Age Restrictions, Pets Not Allowed, Rentals Not Allowed / Age: 55+		
Mngmt Ph:	604-530-9944	Maint Fee:	\$222.43		

Maint Charge Incl: **Snow removal, Gardening, Garbage Pickup, Heat, Hot Water, Management**

Legal: **PL NWS 936, LT 15, DL 36, LD 36 THE STRATA LOT AS SHOWN ON FORM 1 OR V**

Amenities: **Shared Laundry, Storage, Wheelchair Access, Elevator**

Features Incl:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	20' X 12'						
Main F.	Dining	14' X 16'						
Main F.	Kitchen	8' X 6'						
Main F.	Master Bedroom	16' X 11'						
Main F.	Den	10' X 6'						
Main F.	Walk-In Closet	5'6" X 4'6"						

Floor Area (SqFt):	Total # Rooms:	6	Bathrooms
Finished Floor Area Main:	Finished Levels:	1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	Basement Area:	None	2
Finished Floor Area Down:			3
Finished Floor Area Bsmt:	Bsmt Height:		4
Total Finished Floor Area:	Restricted Age:	55+	5
Unfinished Floor Area:	# Pets / Cats; Dogs:		6
Grand Total Floor Area:	# or % Rentals:	0,0	7
			8

Listing Broker(s): **(1) Royal LePage - Wolstencroft**

Very spacious and bright unit with newer carpeting. Shows well. Den has a window - easily becomes a bedroom. Two set of sliding doors to enclosed balcony. Heritage interior doors, baseboards. Ready to move in. Steps to senior centre, shops, bus, park, library, community centre. Well maintained, secure building. RV parking at back. Workshop in building.

110 20460 54TH AV, V3A 6N6

Active

List Price: **\$69,900** Previous Price:
Original Price: **\$69,900**

Subdiv/Complex: **WHEATCROFT MANOR**

Frontage: Approx Yr Blt: **1980** PID: **001-574-612**
 Depth/Size: Type: **Apartment/Condo**
 Lot SqFt: **0** Age at List Date: **34** Zoning: **MF**
 Exposure: Bedrooms: **1** Taxes: **\$1,138 (2014)**
 Stories in Bldg: **4** Bathrooms: **1** If New GST/HST Incl:
 Flood Plain: **No** Full Baths: **1** Tax Incl Utils: **No**
 Meas. Type: Half Baths: **0** Apprvl Req:
 Fixtures Lsd: **N**
 Fixt Removed: **N**
 View: **N**

Style of Home: **Ground Level Unit** Total Parking: **1** Covered Parking: **1**
 Construction: **Frame - Wood** Parking Access: **Rear**
 Foundation: **Concrete Perimeter** Parking Facilities: **Garage; Underground**
 Exterior: **Mixed, Wood**
 Rain Screen: R/I Plumbing:
 Type of Roof: **Tar & Gravel** Dist to Public Trans: **CLOSE** Dist to School/Bus: **CLOSE**
 Renovations: Reno Year: Units in Development: Total Units in Strata:
 Flooring: **Mixed** Locker:
 Water Supply: **City/Municipal** Possession:
 Heat/Fuel: **Radiant, Hot Water** Title to Land: **Freehold Strata**
 No. of Fireplaces: **1** R/I Fireplaces: Seller's Interest: **Court Ordered Sale**
 Fireplace Fuel: **Electric** Mortgage Info: **\$0 / Treat as Clear Title**
 Outdoor Area: **Balcony(s)** Property Disclosure: **N - COURT ORDERED SALE**
 Mngmt Co: **SELF MANAGED** Bylaw Restrictions: **Age Restrictions, Pets Not Allowed, Rentals Not**
 Mngmt Ph: **604-533-0604** Maint Fee: **\$205.00** Allowed / Age: **55+**

Maint Charge Incl: **Gardening, Hot Water**

Legal: **PL NWS936 LT 9 DL 36 LD 36 AN INTEREST IN THE COMMONPROPERTY IN PROPORTION T**
 Amenities: **Elevator, Shared Laundry, Storage**
 Features Incl: **Intercom**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17' X 12'5						
Main F.	Dining	9'10 X 8'						
Main F.	Kitchen	10'6 X 6'5						
Main F.	Master Bedroom	17' X 11'6						
Main F.	Den	14' X 9'8						

Floor Area (SqFt): Total # Rooms: **5** **Bathrooms**
 Finished Floor Area Main: **850** Finished Levels: **1** **1 4 Piece; Ensuite: N; Level: Main F.**
 Finished Floor Area Up: **0** Basement Area: **None** 2
 Finished Floor Area Down: **0** 3
 Finished Floor Area Bsmt: **0** Bsmt Height: 4
 Total Finished Floor Area: **850** Restricted Age: **55+** 5
 # Pets / Cats; Dogs: 6
 Unfinished Floor Area: **0** # or % Rentals: 7
 Grand Total Floor Area: **850** 8

Listing Broker(s): **(1) RE/MAX Crest Realty**

Very large 1 bedroom and den on the main floor with a cozy electric fireplace. East facing Master Bedroom with walk-in closet. Located close to shopping, transportation, seniors centre, bus stop, library and more. Den has a window so it could be a 2nd bedroom. Easy to show, sorry no rentals and no pets. Age restricted to 55+. Attention all Buyers - take advantage of the sellers VTB program. Call Listing Agent for details.

95 17716 60TH AV, V3S 1V2

Active

List Price: **\$74,900** Previous Price: **\$84,900**
Original Price: **\$99,900**

Subdiv/Complex:
Frontage: Approx Yr Blt: **1985** PID: **001-180-398**
Depth/Size: Type: **Apartment/Condo**
Lot SqFt: **0** Age at List Date: **29** Zoning: **MF**
Exposure: Bedrooms: **1** Taxes: **\$575 (2013)**
Stories in Bldg: Bathrooms: **1** If New GST/HST Incl:
Flood Plain: Full Baths: **1** Tax Incl Utils: **No**
Meas. Type: Half Baths: **0** Apprvl Req:
Fixtures Lsd:
Fixt Removed:
View: **Y - mountains**

Style of Home: **Inside Unit, Upper Unit** Total Parking: **1** Covered Parking:
Construction: **Frame - Wood** Parking Access: **Front**
Foundation: **Concrete Perimeter** Parking Facilities: **Open**
Exterior: **Stucco** R/I Plumbing:
Rain Screen: Type of Roof: **Asphalt** Dist to Public Trans: Dist to School/Bus:
Renovations: Reno Year: Units in Development: Total Units in Strata:
Flooring: **Laminate, Other** Locker:
Water Supply: **City/Municipal** Possession:
Heat/Fuel: **Baseboard, Electric** Title to Land: **Freehold Strata**
No. of Fireplaces: **0** R/I Fireplaces: Seller's Interest: **Court Ordered Sale**
Fireplace Fuel: **None** Mortgage Info: **\$0**
Outdoor Area: **Balcony(s)** Property Disclosure: **N - COUR ORDERED SALE**
Mngmt Co: Bylaw Restrictions: **Rentals Allowed**
Mngmt Ph: Maint Fee: **\$250.00**

Maint Charge Incl: **Gardening, Hot Water, Management**

Legal: **PL NWS183 LT 95 LD 36 SEC 8 TWP 8**
Amenities: **None**
Features Incl:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 7'						
Main F.	Dining	10' X 13'						
Main F.	Kitchen	7' X 9'6						
Main F.	Bedroom	10' X 13'						

Floor Area (SqFt):		Total # Rooms:	4	Bathrooms	
Finished Floor Area Main:	638	Finished Levels:	1	1 3 Piece; Ensuite: N; Level: Main F.	
Finished Floor Area Up:	0	Basement Area:	None	2	
Finished Floor Area Down:	0	Bsmt Height:		3	
Finished Floor Area Bsmt:	0	Restricted Age:		4	
Total Finished Floor Area:	638	# Pets / Cats; Dogs:		5	
Unfinished Floor Area:	0	# or % Rentals:		6	
Grand Total Floor Area:	638			7	
				8	

Listing Broker(s): **(1) Sutton Group-West Coast**

This condo is a prime investment property or perfect for a first time home owner. The unique split level floor plan gives it a spacious and open feel. It does need some TLC, but the price is one of the best in the area. If offers a bigger balcony and in a quieter section of the complex. Rentals allowed. Must sell! Bring all offers.

208 20454 53RD AV, V3A 7S1

Active



List Price: **\$104,900** Previous Price:
Original Price: **\$104,900**

Subdiv/Complex: **RIVERS EDGE**

Frontage:	Approx Yr Blt: 1983	PID:	001-408-623
Depth/Size:		Type:	Apartment/Condo
Lot SqFt: 0	Age at List Date: 31	Zoning:	MF
Exposure:	Bedrooms: 1	Taxes:	\$1,233 (2014)
Stories in Bldg:	Bathrooms: 1	If New GST/HST Incl:	
Flood Plain:	Full Baths: 1	Tax Incl Utils:	No
Meas. Type:	Half Baths: 0	Apprvl Req:	No
Fixtures Lsd: N			
Fixt Removed: N			
View:			

Style of Home: 1 Storey, Inside Unit	Total Parking: 1	Covered Parking: 1
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Underground, Visitor Parking, Open	
Exterior: Vinyl		
Rain Screen: Full	R/I Plumbing:	
Type of Roof: Asphalt	Dist to Public Trans:	Dist to School/Bus:
Renovations: Partly	Units in Development: 47	Total Units in Strata:
Flooring: Laminate, Mixed	Locker:	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Electric	Title to Land: Freehold Strata	
No. of Fireplaces: 0	Seller's Interest: Court Ordered Sale	
Fireplace Fuel:	Mortgage Info: \$0	
Outdoor Area: Balcony(s)		
	Property Disclosure: N - COURT ORDERED SALE	
Mngmt Co: TEAMWORK	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions	
Mngmt Ph: 604-854-1734		
Maint Fee: \$167.03		

Maint Charge Incl: **Gardening, Garbage Pickup, Hot Water, Management**Legal: **PL NWS1815 LT 22 DL 36 LD 36 WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORT**Amenities: **Elevator, Shared Laundry**

Features Incl:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 9'						
Main F.	Kitchen	8'3 X 6'7						
Main F.	Dining	9' X 7'2						
Main F.	Master Bedroom	14'3 X 10'5						
Main F.	Walk-In Closet	5' X 4'6						
Main F.	Storage	7' X 5'						

Floor Area (SqFt):	Total # Rooms: 6	Bathrooms
Finished Floor Area Main: 656	Finished Levels: 1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 656	Restricted Age:	5
	# Pets / Cats; Dogs: / Cats: Yes; Dogs: Yes	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 656		8

Listing Broker(s): **(1) RE/MAX Colonial Pacific Realty**

Rivers Edge - Nice 1 bed, 1 bath with walk-in closet & storage room. Laminate flooring, baseboards, updated kitchen and a very large master. Building was rebuilt in 2003 with full rainscreen put in place. Newer roof, great neighborhood, close to schools & seniors centers. Transit very close and walking distance to what Langley City has to offer. Maintenance fee includes hotwater. Pets ok, Rentals w/restrictions.

97 17718 60TH AV, V3S 1V2

Active



List Price: **\$105,000** Previous Price:
Original Price: **\$105,000**

Subdiv/Complex: **Cloverpark Gardens**

Frontage: **0.00** Approx Yr Bld: **1973** PID: **001-180-452**
 Depth/Size: **0** Type: **Townhouse**
 Lot SqFt: **0** Age at List Date: **41** Zoning: **MULTI**
 Exposure: **0** Bedrooms: **2** Taxes: **\$794 (2014)**
 Stories in Bldg: **0** Bathrooms: **2** If New GST/HST Incl:
 Flood Plain: **No** Full Baths: **1** Tax Incl Utils: **No**
 Meas. Type: **0** Half Baths: **1** Apprvl Reqd:
 Fixtures Lsd: **N**
 Fixt Removed: **N**
 View: **N**

Style of Home: **2 Storey** Total Parking: **1** Covered Parking: **0**
 Construction: **Frame - Wood** Parking Access: **Front**
 Foundation: **Concrete Slab** Parking Facilities: **Open**
 Exterior: **Stone**
 Rain Screen:
 Type of Roof: **Tar & Gravel** R/I Plumbing:
 Renovations: Reno Year: Dist to Public Trans: **Street** Dist to School/Bus:
 Flooring: **Mixed, Tile** Locker: **No** Total Units in Strata:
 Water Supply: **City/Municipal** Possession:
 Heat/Fuel: **Hot Water, Natural Gas** Title to Land: **Freehold Strata**
 No. of Fireplaces: **1** R/I Fireplaces: Seller's Interest: **Court Ordered Sale**
 Fireplace Fuel: **Gas - Natural** Mortgage Info: **\$0**
 Outdoor Area: **Fenced Yard, Patio(s)** Property Disclosure: **N - Court Ordered Sale**
 Mngmt Co: **Crossroads Mngment** Bylaw Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
 Mngmt Ph: **778-578-4445** Maint Fee: **\$408.97**

Maint Charge Incl: **Snow removal, Garbage Pickup, Gas, Heat, Hot Water, Management**

Legal: **SL97 SEC8 TWP8 NWDSP NW183**
 Amenities: **In Suite Laundry**

Features Incl:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	8'4 X 7'4						
Main F.	Living Room	13' X 12'						
Main F.	Dining	6'6 X 7'						
Main F.	Laundry	6'9 X 6'						
Above	Master Bedroom	13'8 X 12'12						
Above	Bedroom	13'7 X 12'						
Main F.	Storage	8' X 3'						

Floor Area (SqFt):		Total # Rooms:	7	Bathrooms	
Finished Floor Area Main:	490	Finished Levels:	2	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	490	Basement Area:	None	2	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	980	Restricted Age:		5	
		# Pets / Cats; Dogs:	1 / Cats: Yes; Dogs: Yes	6	
Unfinished Floor Area:	0	# or % Rentals:	100%	7	
Grand Total Floor Area:	980			8	

Listing Broker(s): **(1) RE/MAX Treeland Realty**

Clover Park Gardens. Great Starter, Excellent Investment. 2Bdrm 2 Bath, 980SF, In-suite Laundry. This unit has Gas FP. Pets allowed - 1 cat or 1 dog. Rentals allowed. No age restrictions. Close to ALL commutes, bus stop, shopping and more. Monthly strata fee includes All heat and hot water. Vacant!

303 5465 203RD ST, V3A 9L8

Active

List Price: **\$119,900** Previous Price: **\$128,900**
Original Price: **\$128,900**

Subdiv/Complex: **STATION 54**

Frontage: Approx Yr Bldt: **2004** PID: **026-003-261**
Depth/Size: Type: **Apartment/Condo**
Lot SqFt: **0** Age at List Date: **10** Zoning: **MFD**
Exposure: Bedrooms: **1** Taxes: **\$964 (2013)**
Stories in Bldg: Bathrooms: **1** If New GST/HST Incl:
Flood Plain: **No** Full Baths: **1** Tax Incl Utils: **No**
Meas. Type: Half Baths: **0** Apprvl Reqd:
Fixtures Lsd: **N**
Fixt Removed: **N**
View: **N**

Style of Home: **Inside Unit** Total Parking: **1** Covered Parking: **1**
Construction: **Frame - Wood** Parking Access:
Foundation: **Concrete Perimeter** Parking Facilities: **Garage Underbuilding**
Exterior: **Other**
Rain Screen: R/I Plumbing:
Type of Roof: **Other** Dist to Public Trans: Dist to School/Bus:
Renovations: Reno Year: Units in Development: Total Units in Strata:
Flooring: Locker:
Water Supply: **City/Municipal** Possession:
Heat/Fuel: **Baseboard, Electric** Title to Land: **Freehold Strata**
No. of Fireplaces: **0** R/I Fireplaces: **0** Seller's Interest: **Court Ordered Sale**
Fireplace Fuel: **None** Mortgage Info: **\$0**
Outdoor Area: **Patio(s)** Property Disclosure: **N - COURT ORDERED SALE**
Mngmt Co: **NAI** Bylaw Restrictions: **Pets Allowed w/Rest., Rentals Allowed w/Restrictions**
Mngmt Ph: Maint Fee: **\$190.00**

Maint Charge Incl: **Management**Legal: **PL BCS917 LT 35 DL 305 LD 36 STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.**Amenities: **None**

Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	8' X 8'						
Main F.	Master Bedroom	14' X 10'						
Main F.	Living Room	13' X 11'						
Main F.	Dining	9' X 9'						
Main F.	Den	8' X 8'						

Floor Area (SqFt): Total # Rooms: **5** **Bathrooms**
Finished Floor Area Main: **700** Finished Levels: **1** **1 4 Piece; Ensuite: N; Level: Main F.**
Finished Floor Area Up: **0** Basement Area: **None** 2
Finished Floor Area Down: **0** 3
Finished Floor Area Bsmt: **0** Bsmt Height: 4
Total Finished Floor Area: **700** Restricted Age: 5
Pets / Cats; Dogs: 6
Unfinished Floor Area: **0** # or % Rentals: 7
Grand Total Floor Area: **700** 8

Listing Broker(s): **(1) RE/MAX Little Oak Realty (Sur)**

Court Ordered Sale. Station 54. Great location in the heart of Langley close to all shopping and transit. This home needs TLC and price accordingly.

208 5465 203RD ST, V3A 9L8

Active

List Price: **\$129,900** Previous Price: **\$135,900**
Original Price: **\$149,900**

Subdiv/Complex: **STATION 54**
Frontage: Approx Yr Blt: **2004** PID: **026-003-082**
Depth/Size: Type: **Apartment/Condo**
Lot SqFt: **0** Age at List Date: **10** Zoning: **MF/APP**
Exposure: Bedrooms: **1** Taxes: **\$1,035 (2013)**
Stories in Bldg: **4** Bathrooms: **2** If New GST/HST Incl:
Flood Plain: **No** Full Baths: **1** Tax Incl Utils: **Yes**
Meas. Type: Half Baths: **1** Apprvl Reqd:
Fixtures Lsd:
Fixt Removed: **N - AS IS WHERE IS**
View:

Style of Home: **1 Storey, Inside Unit** Total Parking: Covered Parking: **1**
Construction: **Frame - Wood** Parking Access: **Rear**
Foundation: **Concrete Perimeter** Parking Facilities: **Garage; Underground, Visitor Parking**
Exterior: **Vinyl**
Rain Screen: **Full** R/I Plumbing:
Type of Roof: **Asphalt** Dist to Public Trans: **NEARBY** Dist to School/Bus: **NEARBY**
Renovations: Reno Year: Units in Development: **50** Total Units in Strata: **50**
Flooring: **Mixed** Locker:
Water Supply: **City/Municipal** Possession:
Heat/Fuel: **Baseboard** Title to Land: **Freehold Strata**
No. of Fireplaces: **0** R/I Fireplaces: Seller's Interest: **Court Ordered Sale**
Fireplace Fuel: **None** Mortgage Info: **\$0**
Outdoor Area: **Balcony(s)** Property Disclosure: **Y - UPON OFFER/AS IS WHERE IS**
Mngmt Co: **GODDARD & SMITH** Bylaw Restrictions: **Pets Allowed w/Rest., Rentals Allowed w/Restrictions**
Mngmt Ph: **604-534-7974** Maint Fee: **\$237.72**

Maint Charge Incl: **Gardening, Garbage Pickup, Hot Water, Management**

Legal: **PL BCS917 LT 17 DL 305 LD 36 THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS**
Amenities: **Elevator, In Suite Laundry, Storage, Wheelchair Access**
Features Incl:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11' X 12'						
Main F.	Dining	11' X 9'						
Main F.	Kitchen	8' X 11'						
Main F.	Master Bedroom	10'6 X 14'						
Main F.	Den	8'4 X 8'4						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms
Finished Floor Area Main:	828	Finished Levels:	1	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:	0	Bsmt Height:		3
Finished Floor Area Bsmt:	0	Restricted Age:		4
Total Finished Floor Area:	828	# Pets / Cats; Dogs:	1 / Cats: Yes; Dogs: Yes	5
Unfinished Floor Area:	0	# or % Rentals:	5	6
Grand Total Floor Area:	828			7
				8

Listing Broker(s): **(1) RE/MAX Little Oak Realty**

'Station 54' 1 bedroom + den unit with a spacious open floor plan. Master bedroom is large and has a 4pc ensuite. Close to shopping and recreation.

13 27090 32ND AV, V4W 3T7

Active

List Price: **\$139,000** Previous Price:
Original Price: **\$139,000**

Subdiv/Complex: **Alderwood Manor**

Frontage: **0.00** Approx Yr Blt: **1971** PID: **001-057-324**
 Depth/Size: **0** Type: **Townhouse**
 Lot SqFt: **0** Age at List Date: **43** Zoning: **RM-1**
 Exposure: **0** Bedrooms: **3** Taxes: **\$1,945 (2014)**
 Stories in Bldg: **2** Bathrooms: **2** If New GST/HST Incl: **0**
 Flood Plain: **No** Full Baths: **1** Tax Incl Utils: **Yes**
 Meas. Type: **0** Half Baths: **1** Apprvl Req: **No**
 Fixtures Lsd: **N**
 Fixt Removed: **N**
 View: **N**

Style of Home: **2 Storey** Total Parking: **1** Covered Parking: **0**
 Construction: **Frame - Wood** Parking Access: **Front**
 Foundation: **Concrete Perimeter** Parking Facilities: **Open**
 Exterior: **Stucco, Vinyl** R/I Plumbing: **No**
 Rain Screen: **0** Dist to Public Trans: **1** Dist to School/Bus: **3**
 Type of Roof: **Tar & Gravel** Units in Development: **36** Total Units in Strata: **36**
 Renovations: **0** Reno Year: **0** Locker: **No**
 Flooring: **Laminate, Vinyl/Linoleum, Wall/Wall/Mixed** Possession: **Freehold Strata**
 Water Supply: **City/Municipal** Title to Land: **Court Ordered Sale**
 Heat/Fuel: **Forced Air, Natural Gas** Seller's Interest: **0** Mortgage Info: **\$0**
 No. of Fireplaces: **0** R/I Fireplaces: **0** Property Disclosure: **N - Court sale as-is where-is**
 Fireplace Fuel: **None** Bylaw Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
 Outdoor Area: **Patio(s)**
 Mngmt Co: **Self-managed**
 Mngmt Ph: **0** Maint Fee: **\$175.00**

Maint Charge Incl: **Other**Legal: **PL NWS 46, LT 13, LD 36, SEC 19, TWP 13, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY I**Amenities: **None**

Features Incl:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	7'8 X 7'8						
Main F.	Dining	8'7 X 12'						
Main F.	Laundry	3' X 5'						
Main F.	Foyer	4' X 6'						
Main F.	Living Room	12'4 X 17'8						
Above	Bedroom	8'8 X 12'2						
Above	Bedroom	8'8 X 8'8						
Above	Storage	3' X 3'						
Above	Den	5'3 X 6'9						
Above	Master Bedroom	10'7 X 11'4						

Floor Area (SqFt): Total # Rooms: **10** **Bathrooms**
 Finished Floor Area Main: **571** Finished Levels: **2** 1 **2 Piece; Ensuite: N; Level: Main F.**
 Finished Floor Area Up: **571** Basement Area: **Crawl** 2 **4 Piece; Ensuite: N; Level: Above**
 Finished Floor Area Down: **0** 3
 Finished Floor Area Bsmt: **0** Bsmt Height: 4
 Total Finished Floor Area: **1,142** Restricted Age: 5
 # Pets / Cats; Dogs: 6
 Unfinished Floor Area: **0** # or % Rentals: 7
 Grand Total Floor Area: **1,142** 8

Listing Broker(s): **(1) Landmark Realty Corp.**

ALDERWOOD MANOR, across from popular Philip Jackman Park! A great location both within town, and in the complex. This is an end unit, with a decent-sized backyard, and patio off the living room. The main floor has a dining room, living room with sliding glass doors to the patio and backyard, kitchen, 2 piece powder room, and the furnace and hot water tank room. Upstairs are 3 bedrooms, a small den, and a full, 4 piece bathroom. Strata fees about \$175/mth in this self-managed complex, with no age restriction, and pets and rentals are allowed. On the downside, the home needs a completion renovation for minor and major repair.

6280 W GREENSIDE DR, V3S 5M8**Active**

List Price: **\$151,900** Previous Price: **\$159,900**
Original Price: **\$159,900**

Subdiv/Complex:
Frontage: Approx Yr Blt: **1980** PID: **001-696-572**
Depth/Size: Type: **Townhouse**
Lot SqFt: **0** Age at List Date: **34** Zoning: **STRATA**
Exposure: Bedrooms: **2** Taxes: **\$1,259 (2013)**
Stories in Bldg: Bathrooms: **1** If New GST/HST Incl:
Flood Plain: Full Baths: **1** Tax Incl Utils: **No**
Meas. Type: Half Baths: **0** Apprvl Reqd:
Fixtures Lsd: **N**
Fixt Removed: **N**
View: **N**

Style of Home: **2 Storey** Total Parking: Covered Parking:
Construction: **Frame - Wood** Parking Access:
Foundation: **Concrete Perimeter** Parking Facilities: **Open**
Exterior: **Wood** R/I Plumbing:
Rain Screen: Type of Roof: **Asphalt** Dist to Public Trans: Dist to School/Bus:
Renovations: Reno Year: Units in Development: Total Units in Strata:
Flooring: Locker:
Water Supply: **City/Municipal** Possession:
Heat/Fuel: **Electric** Title to Land: **Freehold Strata**
No. of Fireplaces: **1** R/I Fireplaces: Seller's Interest: **Court Ordered Sale**
Fireplace Fuel: **Gas - Natural** Mortgage Info: **\$0**
Outdoor Area: **Patio(s)** Property Disclosure: **N - as is**
Mngmt Co: **Greenside** Bylaw Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Mngmt Ph: **604-530-6169** Maint Fee: **\$276.00**

Maint Charge Incl: **Caretaker, Recreation Facility**

Legal: **PL NWS1218 LT 260 LD 36 SEC 10 TWP 8 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.**
Amenities: **Club House, Pool; Outdoor**

Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 12'4						
Main F.	Kitchen	13' X 9'						
Main F.	Dining	12'4 X 8'10						
Main F.	Utility	12' X 6'5						
Above	Master Bedroom	13' X 10'						
Above	Bedroom	10' X 8'6						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	604	Finished Levels:	2	1	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Up:	452	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,056	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,056			8	

Listing Broker(s): **(1) RE/MAX City Realty**

Family oriented Greenside Estates. Pet & Child friendly. 2 Bedroom and 1 bathroom two storey townhouse great for first time buyer or investor.



List Price: **\$157,900** Previous Price: **\$164,900**
Original Price: **\$174,900**

Subdiv/Complex: **CORNERSTONE**

Frontage: Approx Yr Blt: **2011** PID: **028-694-791**
Depth/Size: Type: **Apartment/Condo**
Lot SqFt: **0** Age at List Date: **3** Zoning: **CD**
Exposure: Bedrooms: **1** Taxes: **\$1,977 (2013)**
Stories in Bldg: **4** Bathrooms: **1** If New GST/HST Incl:
Flood Plain: **No** Full Baths: **1** Tax Incl Utils: **No**
Meas. Type: Half Baths: **0** Apprvl Reqd:
Fixtures Lsd: **N**
Fixt Removed: **N**
View:

Style of Home: **Upper Unit** Total Parking: **1** Covered Parking: **1**
Construction: **Frame - Wood** Parking Access: **Side**
Foundation: **Concrete Perimeter** Parking Facilities: **Garage; Underground, Visitor Parking**
Exterior: **Stone, Vinyl, Wood**
Rain Screen: R/I Plumbing:
Type of Roof: **Asphalt** Dist to Public Trans: **1/2 BLK** Dist to School/Bus:
Renovations: Reno Year: Units in Development: Total Units in Strata:
Flooring: **Laminate, Tile, Wall/Wall/Mixed** Locker: **Yes**
Water Supply: **City/Municipal** Possession:
Heat/Fuel: **Electric** Title to Land: **Freehold Strata**
No. of Fireplaces: **0** R/I Fireplaces: Seller's Interest: **Court Ordered Sale**
Fireplace Fuel: Mortgage Info: **\$0**
Outdoor Area: **Balcony(s)** Property Disclosure: **N - COURT ORDERED SALE**
Mngmt Co: **BAYWEST** Bylaw Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Mngmt Ph: **604-591-6060** Maint Fee: **\$152.99**

Maint Charge Incl: **Gardening, Garbage Pickup, Gas, Hot Water, Management, Snow removal**

Legal: **PL BCS4261 LT 82 DL 306 LD 36 THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS**
Amenities: **Bike Room, Elevator, In Suite Laundry, Playground, Storage, Wheelchair Access**
Features Incl: **Smoke Alarm, Sprinkler - Fire**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12'11 X 11'9						
Main F.	Kitchen	6' X 11'7						
Main F.	Dining	9'1 X 6'5						
Main F.	Master Bedroom	9'9 X 11'						

Floor Area (SqFt): Total # Rooms: **4** **Bathrooms**
Finished Floor Area Main: **588** Finished Levels: **1** **1 4 Piece; Ensuite: N; Level: Main F.**
Finished Floor Area Up: **0** Basement Area: **None** 2
Finished Floor Area Down: **0** 3
Finished Floor Area Bsmt: **0** Bsmt Height: 4
Total Finished Floor Area: **588** Restricted Age: 5
Pets / Cats; Dogs: / **Cats: Yes; Dogs: Yes** 6
Unfinished Floor Area: **0** # or % Rentals: 7
Grand Total Floor Area: **588** 8

Listing Broker(s): **(1) Royal LePage - Wolstencroft, (2) Royal LePage - Wolstencroft**

Beautiful, Bright Top Floor 1 bedroom Condo with large private covered balcony! Cornerstone was built by Marcon and is only 3 yrs old! This home is stylishly finished with quartz countertops, undercounter lighting, laminate flooring and gorgeous designer paint colors. Better than new - no GST payable. Located just behind Twin Rinks Recreation Center and across from Safeway and Starbucks you are an easy walk to shopping, restaurants and transit! Close to Kwantlen College too! Don't miss this fantastic opportunity. Call today for more information!

211 20727 DOUGLAS CR, V3A 4C1

Active



List Price: **\$159,900** Previous Price:
Original Price: **\$159,900**

Subdiv/Complex: **Joseph's Court**
 Frontage: **0.00** Approx Yr Blt: **1994** PID: **018-585-817**
 Depth/Size: **0** Type: **Apartment/Condo**
 Lot SqFt: **0** Age at List Date: **20** Zoning: **RM3**
 Exposure: **0** Bedrooms: **2** Taxes: **\$1,270 (2014)**
 Stories in Bldg: **0** Bathrooms: **1** If New GST/HST Incl:
 Flood Plain: **No** Full Baths: **1** Tax Incl Utils: **No**
 Meas. Type: **0** Half Baths: **0** Apprvl Req:
 Fixtures Lsd: **N**
 Fixt Removed: **N**
 View: **N**

Style of Home: **Corner Unit, 1 Storey** Total Parking: **1** Covered Parking: **1**
 Construction: **Frame - Wood** Parking Access: **Front**
 Foundation: **Concrete Slab** Parking Facilities: **Garage; Underground**
 Exterior: **Stucco, Vinyl**
 Rain Screen: R/I Plumbing:
 Type of Roof: **Tar & Gravel** Dist to Public Trans: **1** Dist to School/Bus:
 Renovations: Reno Year: Units in Development: Total Units in Strata: **37**
 Flooring: **Laminate, Mixed, Vinyl/Linoleum** Locker: **No**
 Water Supply: **City/Municipal** Possession:
 Heat/Fuel: **Electric** Title to Land: **Freehold Strata**
 No. of Fireplaces: **1** R/I Fireplaces: Seller's Interest: **Court Ordered Sale**
 Fireplace Fuel: **Gas - Natural** Mortgage Info: **\$0**
 Outdoor Area: **Balcony(s)** Property Disclosure: **N - Seller never lived there**
 Mngmt Co: **Self manage** Bylaw Restrictions: **Age Restrictions, Pets Not Allowed, Rentals Not Allowed / Age: 55+**
 Mngmt Ph: Maint Fee: **\$220.00**

Maint Charge Incl: **Snow removal, Gardening, Management**

Legal: **PL LMS 1197 LT 25 DL 36 LD 36**
 Amenities: **Guest Suite, In Suite Laundry, Elevator**
 Features Incl: **Fireplace Insert, Sprinkler - Fire, Disposal - Waste**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 12'						
Main F.	Dining	12' X 9'						
Main F.	Kitchen	9' X 8'						
Main F.	Master Bedroom	12' X 12'						
Main F.	Bedroom	9' X 9'						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms	
Finished Floor Area Main:	840	Finished Levels:	1	1 4 Piece; Ensuite: N; Level: Main F.	
Finished Floor Area Up:	0	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	840	Restricted Age:	55+	5	
Unfinished Floor Area:	0	# Pets / Cats; Dogs:		6	
Grand Total Floor Area:	840	# or % Rentals:		7	
				8	

Listing Broker(s): **(1) Macdonald Realty, (2) Macdonald Realty**

Come see this spotlessly clean 2 bedroom corner suite with a wrap around balcony and in-suite laundry. This bright and spacious south facing unit is quietly located in a well maintained building close to all amenities. Some of the many upgrades include new flooring, fresh paint plus much more. Amenities include social room, lounge with library, and activities organized by social committee.

408 5499 203RD ST, V3A 1W1

Active

List Price: **\$175,900** Previous Price: **\$180,000**
Original Price: **\$180,000**

Subdiv/Complex: **PIONEER PLACE**

Frontage: Approx Yr Blt: **1996** PID: **023-685-476**
Depth/Size: Type: **Apartment/Condo**
Lot SqFt: **0** Age at List Date: **18** Zoning: **MF/RES**
Exposure: **E** Bedrooms: **2** Taxes: **\$1,261 (2013)**
Stories in Bldg: **4** Bathrooms: **2** If New GST/HST Incl: **No**
Flood Plain: **No** Full Baths: **2** Tax Incl Utils: **No**
Meas. Type: Half Baths: **0** Apprvl Reqd:
Fixtures Lsd: **N**
Fixt Removed: **N**
View:

Style of Home: **Corner Unit, Penthouse** Total Parking: **1** Covered Parking: **1**
Construction: **Frame - Wood** Parking Access: **Rear**
Foundation: **Concrete Perimeter** Parking Facilities: **Garage; Underground**
Exterior: **Mixed, Stucco**
Rain Screen: **Full** R/I Plumbing: **No**
Type of Roof: **Tar & Gravel** Dist to Public Trans: **1/2 BLK** Dist to School/Bus:
Renovations: Reno Year: Units in Development: Total Units in Strata: **28**
Flooring: **Mixed, Vinyl/Linoleum, Wall/Wall/Mixed** Locker:
Water Supply: **City/Municipal** Possession:
Heat/Fuel: **Baseboard, Electric** Title to Land: **Freehold Strata**
No. of Fireplaces: **0** R/I Fireplaces: Seller's Interest: **Court Ordered Sale**
Fireplace Fuel: **None** Mortgage Info: **\$0**
Outdoor Area: **Balcony(s)** Property Disclosure: **N - BANK ORDERED SALE**
Mngmt Co: **GODDARD & SMITH** Bylaw Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Mngmt Ph: **604-534-7979** Maint Fee: **\$303.00**

Maint Charge Incl: **Gardening, Management**Legal: **PL LMS2702 LT 28 DL 305 LD 36 STRATA LOT AS SHOWN ON FORM 1.**Amenities: **Elevator, In Suite Laundry**

Features Incl:

Site Influences: **Central Location, Golf Course Nearby, Lane Access, Recreation Nearby, Shopping Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	10' X 12'						
Main F.	Living Room	10' X 17'						
Main F.	Master Bedroom	10' X 12'						
Main F.	Bedroom	9' X 8'						
Main F.	Laundry	12' X 8'						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms	
Finished Floor Area Main:	1,211	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,211	Restricted Age:		5	
		# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,211			8	

Listing Broker(s): **(1) Royal LePage - Wolstencroft**

Top floor corner condo more than 1200 sqft in Langley City!! 2 bedrooms and 2 full bath rooms, all original interior just waiting for your personal design!! New roof in 2013!! Building interior hallways have been approved for new carpets and paint!! Investors welcome as rentals are allowed! Don't delay this one won't last!! Easy to show!

423 5650 201A ST, V3A 0B3

Active

List Price: **\$189,900** Previous Price: **\$199,900**
Original Price: **\$214,900**

Subdiv/Complex: **PADDINGTON STATION**

Frontage: Approx Yr Blt: **2009** PID: **028-020-618**
Depth/Size: Type: **Apartment/Condo**
Lot SqFt: **0** Age at List Date: **5** Zoning: **MF**
Exposure: Bedrooms: **2** Taxes: **\$1,518 (2013)**
Stories in Bldg: Bathrooms: **2** If New GST/HST Incl:
Flood Plain: **No** Full Baths: **2** Tax Incl Utils: **No**
Meas. Type: Half Baths: **0** Apprvl Reqd:
Fixtures Lsd: **N**
Fixt Removed: **N**

View: **Y - LANGLEY CITY, NORTH SHORE MTN**

Style of Home: **Corner Unit** Total Parking: **1** Covered Parking: **1**
Construction: **Frame - Wood** Parking Access: **Side**
Foundation: **Concrete Perimeter** Parking Facilities: **Garage; Underground**
Exterior: **Other**
Rain Screen: R/I Plumbing:
Type of Roof: **Other** Dist to Public Trans: Dist to School/Bus:
Renovations: Reno Year: Units in Development: Total Units in Strata:
Flooring: **Mixed** Locker:
Water Supply: **City/Municipal** Possession:
Heat/Fuel: **Electric, Baseboard** Title to Land: **Freehold Strata**
No. of Fireplaces: **0** R/I Fireplaces: **0** Seller's Interest: **Court Ordered Sale**
Fireplace Fuel: **None** Mortgage Info: **\$0**
Outdoor Area: **Patio(s)** Property Disclosure: **N - COURT ORDERED SALE**
Mngmt Co: **Rancho Mgmt** Bylaw Restrictions: **Pets Allowed w/Rest., Rentals Allowed w/Restrictions**
Mngmt Ph: Maint Fee: **\$227.95**

Maint Charge Incl: **Management**Legal: **PL BCS3568 LT 86 DL 309 LD 36 THE STRATA LOT AS SHOWN ON FORM V AS APPROPRIATE.**Amenities: **None**

Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	10' X 9'						
Main F.	Dining	10' X 8'						
Main F.	Living Room	12' X 10'						
Main F.	Master Bedroom	12' X 11'						
Main F.	Bedroom	10' X 8'						
Main F.	Storage	6' X 5'						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	869	Finished Levels:	1	1	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	869	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	869			8	

Listing Broker(s): **(1) RE/MAX Little Oak Realty (Sur)**

Court Ordered Sale. Paddington Station. Air conditioned two bedroom corner unit on top floor overlooking the City of Langley, large covered corner deck. You will not be disappointed showing this home.

38 8930 WALNUT GROVE DR, V1M 3K2

Active

List Price: **\$224,900** Previous Price: **\$234,900**
Original Price: **\$234,900**

Subdiv/Complex: **HIGHLAND RIDGE**

Frontage: Approx Yr Blt: **1996** PID: **023-120-720**
Depth/Size: Type: **Townhouse**
Lot SqFt: **0** Age at List Date: **18** Zoning: **CD6**
Exposure: Bedrooms: **2** Taxes: **\$2,290 (2013)**
Stories in Bldg: Bathrooms: **1** If New GST/HST Incl:
Flood Plain: **No** Full Baths: **1** Tax Incl Utils: **No**
Meas. Type: Half Baths: **0** Apprvl Req:
Fixtures Lsd: **N**
Fixt Removed: **N**
View:

Style of Home: **3 Storey** Total Parking: **1** Covered Parking: **1**
Construction: **Frame - Wood** Parking Access: **Front**
Foundation: **Concrete Perimeter** Parking Facilities: **Grge/Double Tandem, Visitor Parking**
Exterior: **Vinyl, Wood**
Rain Screen: R/I Plumbing:
Type of Roof: **Asphalt** Dist to Public Trans: **1 BLK** Dist to School/Bus: **1 BLK**
Renovations: Reno Year: Units in Development: **102** Total Units in Strata: **102**
Flooring: **Vinyl/Linoleum, Wall/Wall/Mixed** Locker: **No**
Water Supply: **City/Municipal** Possession:
Heat/Fuel: **Baseboard, Electric** Title to Land: **Freehold Strata**
No. of Fireplaces: **1** R/I Fireplaces: Seller's Interest: **Court Ordered Sale**
Fireplace Fuel: **Gas - Natural** Mortgage Info: **\$0**
Outdoor Area: **Fenced Yard, Patio(s)** Property Disclosure: **N - COURT ORDERED SALE**
Mngmt Co: **BAYWEST** Bylaw Restrictions: **Pets Allowed w/Rest., Rentals Allowed w/Restrictions**
Mngmt Ph: **604-591-6060** Maint Fee: **\$193.64**

Maint Charge Incl: **Gardening, Garbage Pickup, Management, Snow removal**Legal: **PL LMS1968 LT 38 LD 36 SEC 36 TWP 8 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.**Amenities: **In Suite Laundry**Features Incl: **Pantry**Site Influences: **Golf Course Nearby, Recreation Nearby, Shopping Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 12'						
Main F.	Kitchen	14' X 11'						
Main F.	Dining	11' X 11'						
Above	Master Bedroom	14'6 X 12'						
Above	Bedroom	12' X 9'						
Below	Foyer	7' X 6'						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms
Finished Floor Area Main:	533	Finished Levels:	3	1 5 Piece; Ensuite: Y; Level: Above
Finished Floor Area Up:	539	Basement Area:	None	2
Finished Floor Area Down:	42			3
Finished Floor Area Bsmt:	0	Bsmt Height:		4
Total Finished Floor Area:	1,114	Restricted Age:		5
		# Pets / Cats; Dogs:	2 / Cats: Yes; Dogs: Yes	6
Unfinished Floor Area:	0	# or % Rentals:	5	7
Grand Total Floor Area:	1,114			8

Listing Broker(s): **(1) Royal LePage - Wolstencroft, (2) Royal LePage - Wolstencroft**

You can't beat the location of this 2 bedroom townhouse in Highland Ridge, Walnut Grove! Spacious kitchen with computer nook. Walk out to the fantastic fenced backyard from your open living/dining room with cozy gas fireplace. The perfect layout for kids pets or entertaining! Huge Master Bedroom will easily fit that king size bed and has a cheater ensuite with double sinks and plenty of closet space. Spacious 2nd Bedroom - No worries about space here! 2 pets welcome, no size restriction. Quiet location, away from busy roads yet easy walk to all schools, shopping, transit and across the street from the extraordinary Walnut Grove Community Centre and Pool! Great value, so call today for more info!

81 8930 WALNUT GROVE DR, V1M 3K2

Active



List Price: **\$234,000** Previous Price:
Original Price: **\$234,000**

Subdiv/Complex: **Highland Ridge**
 Frontage: Approx Yr Blt: **1995** PID: **023-218-029**
 Depth/Size: Type: **Townhouse**
 Lot SqFt: **0** Age at List Date: **19** Zoning: **CD-6**
 Exposure: Bedrooms: **2** Taxes: **\$2,301 (2013)**
 Stories in Bldg: Bathrooms: **1** If New GST/HST Incl:
 Flood Plain: Full Baths: **1** Tax Incl Utils: **No**
 Meas. Type: **Feet** Half Baths: **0** Apprvl Reqd:
 Fixtures Lsd: **N**
 Fixt Removed: **N**
 View: **Y - Park**

Style of Home: **3 Storey** Total Parking: **1** Covered Parking: **1**
 Construction: **Frame - Wood** Parking Access: **Front**
 Foundation: **Concrete Perimeter** Parking Facilities: **Garage; Single**
 Exterior: **Vinyl** R/I Plumbing:
 Rain Screen: Type of Roof: **Asphalt** Dist to Public Trans: **Close** Dist to School/Bus: **1 Block**
 Renovations: Reno Year: Units in Development: Total Units in Strata:
 Flooring: Locker:
 Water Supply: **City/Municipal** Possession:
 Heat/Fuel: **Baseboard, Electric, Natural Gas** Title to Land: **Freehold Strata**
 No. of Fireplaces: **1** R/I Fireplaces: Seller's Interest: **Court Ordered Sale**
 Fireplace Fuel: **Gas - Natural** Mortgage Info: **\$0**
 Outdoor Area: **Sundeck(s)** Property Disclosure: **N - Court Ordered Sale**
 Mngmt Co: **Baywest** Bylaw Restrictions: **Pets Allowed w/Rest., Rentals Allowed w/Restrictions**
 Mngmt Ph: **604-591-6060** Maint Fee: **\$191.78**

Maint Charge Incl: **Gardening, Garbage Pickup, Management**

Legal: **STRATA PL LMS1968 STRATA LT 81 SEC 36 TWP 8 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 NEW WE**
 Amenities: **Club House**
 Features Incl: **Sprinkler - Fire, Clothes Washer/Dryer/Fridge/Stove/DW**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 12'						
Main F.	Kitchen	14' X 10'6						
Main F.	Dining	11' X 10'6						
Above	Master Bedroom	14'6 X 12'						
Above	Bedroom	12' X 9'						
Bsmt	Den	10'6 X 9'3						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms
Finished Floor Area Main:	560	Finished Levels:	3	1 5 Piece; Ensuite: Y; Level: Above
Finished Floor Area Up:	555	Basement Area:	Part	2
Finished Floor Area Down:	0			3
Finished Floor Area Bsmt:	120	Bsmt Height:		4
Total Finished Floor Area:	1,235	Restricted Age:		5
		# Pets / Cats; Dogs:		6
Unfinished Floor Area:	0	# or % Rentals:		7
Grand Total Floor Area:	1,235			8

Listing Broker(s): **(1) RE/MAX 2000 Realty**

2 bedroom townhouse in popular Highland Ridge. Conveniently located within walking distance to Walnut Grove Secondary, James Kennedy Elementary, Walnut Grove Rec Center and parks. Bright open layout on the main level. Master bedroom is very private and looks out over the park. Needs TLC. Call LS to view. Schedule A must accompany all offers.

28 19455 65TH AV, V4N OZ1

Active

List Price: **\$271,000** Previous Price:
Original Price: **\$271,000**

Subdiv/Complex: **Two Blue**

Frontage:	Approx Yr Bldt: 2006	PID:	026-784-360
Depth/Size:		Type:	Townhouse
Lot SqFt: 0	Age at List Date: 8	Zoning:	RM30
Exposure:	Bedrooms: 3	Taxes:	\$1,881 (2014)
Stories in Bldg: 3	Bathrooms: 3	If New GST/HST Incl:	
Flood Plain:	Full Baths: 2	Tax Incl Utils:	No
Meas. Type:	Half Baths: 1	Apprvl Reqd:	
Fixtures Lsd: N			
Fixt Removed: N			
View: N			

Style of Home: 3 Storey, End Unit	Total Parking: 2	Covered Parking: 2
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Grge/Double Tandem	
Exterior: Vinyl, Other		
Rain Screen: Full	R/I Plumbing:	
Type of Roof: Asphalt	Dist to Public Trans: 1	Dist to School/Bus: 2
Renovations:	Units in Development:	Total Units in Strata:
Flooring: Hardwood, Wall/Wall/Mixed	Locker:	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Forced Air, Natural Gas	Title to Land: Freehold Strata	
No. of Fireplaces: 0	Seller's Interest: Court Ordered Sale	
Fireplace Fuel:	Mortgage Info: \$0	
Outdoor Area: Patio(s)	Property Disclosure: N - court ordered sale	
Mngmt Co: Bradshaw	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions	
Mngmt Ph: 604-576-2424	Maint Fee: \$194.00	

Maint Charge Incl: **Garbage Pickup, Management, Snow removal**

Legal: **PL BCS1987 LT 7 LD 36 SEC 15 TWP 8 STRATA PHASE 1**
Amenities: **In Suite Laundry, Playground**

Features Incl:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	20' X 12'						
Main F.	Kitchen	11'6 X 10'						
Main F.	Dining	13'4 X 9'7						
Main F.	Pantry	4'5 X 3'						
Above	Master Bedroom	12'9 X 12'4						
Above	Bedroom	12'2 X 8'5						
Above	Bedroom	9'6 X 8'5						
Below	Foyer	8' X 3'6						

Floor Area (SqFt):	Total # Rooms: 8	Bathrooms
Finished Floor Area Main: 663	Finished Levels: 3	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 667	Basement Area: None	2 3 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down: 108	Bsmt Height:	3 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Bsmt: 0	Restricted Age:	4
Total Finished Floor Area: 1,438	# Pets / Cats; Dogs:	5
Unfinished Floor Area: 0	# or % Rentals:	6
Grand Total Floor Area: 1,438		7
		8

Listing Broker(s): **(1) Macdonald Realty**

OPEN HOUSE SAT NOV 29th 12-2 pm. Best location in the complex! This 3 bed 3 bath unit has a large fenced patio off it's kitchen that opens up onto a great walking path to take the dog for a stroll. Tons of potential here, this home could use some finishing touches to what has already been done. Features include an upgraded kitchen, bathrooms and crown moulding in most areas. Bring your ideas and come take a look at this steal of a deal located in Clayton.



List Price:	\$278,800	Previous Price:	\$288,750
		Original Price:	\$288,750
Subdiv/Complex: PARKVIEW PLACE			
Frontage:	0.00	Approx Yr Blt:	1978
Depth/Size:		PID:	001-527-797
Lot SqFt:	0	Type:	Townhouse
Exposure:		Zoning:	RM-1
Stories in Bldg:		Taxes:	\$2,381 (2013)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:	N	Apprvl Req:	
Fixt Removed:	N		
View:	N		

Style of Home:	2 Storey	Total Parking:	2	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Single		
Exterior:	Wood				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:	1 BLK	Dist to School/Bus:	1 BLK
Renovations:		Units in Development:		Total Units in Strata:	40
Flooring:	Laminate, Mixed, Tile	Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Electric	Mortgage Info:	\$0		
Outdoor Area:	Fenced Yard, Patio(s) & Deck(s)	Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Co:	Baywest	Bylaw Restrictions:	Rentals Allowed w/Restrictions		
Mngmt Ph:	604-591-6060	Maint Fee:	\$242.76		

Maint Charge Incl: **Snow removal, Gardening, Management**

Legal: **SL5, DL312, GRP2,NW DSP NW804**

Amenities: **In Suite Laundry**

Features Incl:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17' X 12'						
Main F.	Dining	11' X 9'						
Main F.	Kitchen	12' X 10'						
Main F.	Laundry	8' X 5'						
Above	Master Bedroom	15' X 10'						
Above	Bedroom	11'6' X 11'						
Above	Bedroom	10' X 8'5						

Floor Area (SqFt):	Total # Rooms:	7	Bathrooms
Finished Floor Area Main:	Finished Levels:	2	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	Basement Area:	None	2 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down:			3
Finished Floor Area Bsmt:	Bsmt Height:		4
Total Finished Floor Area:	Restricted Age:		5
	# Pets / Cats; Dogs:	2; Dogs: Yes	6
Unfinished Floor Area:	# or % Rentals:		7
Grand Total Floor Area:			8

Listing Broker(s): **(1) Royal LePage West R.E.S. (Sur)**

Beautiful! Spacious! Well priced, loaded w/ updates 3 bedroom & 2 bathroom townhouse in an established family complex across the street from Langley Community Music School and Langley City Park, which hosts great nature trails (for walking Fido) play grounds, sports field and outdoor pool. The home features a private fenced sunny south backyard with a large wooden deck and gorgeous brick patio, perfect for barbecues and relaxing. Tastefully renovated open concept living on the main floor featuring laminate flooring, designer paint, built in fireplace, walk in laundry, and a powder room. Upstairs are 3 bedrooms with a deck off the master. The single garage has lots of room for your car plus storage. Nothing to do but move in!

No Photo Available

List Price: **\$299,000** Previous Price:
 Original Price: **\$299,000**

Subdiv/Complex: **Denim II**
 Frontage: Approx Yr Blt: **2005** PID: **026-094-215**
 Depth/Size: Type: **Townhouse**
 Lot SqFt: **0** Age at List Date: **9** Zoning: **CD-38B**
 Exposure: **W** Bedrooms: **3** Taxes: **\$2,557 (2013)**
 Stories in Bldg: Bathrooms: **2** If New GST/HST Incl:
 Flood Plain: **No** Full Baths: **2** Tax Incl Utils: **No**
 Meas. Type: **Feet** Half Baths: **0** Apprvl Req: **No**
 Fixtures Lsd: **N**
 Fixt Removed: **- SOLD AS IS, WHERE IS**
 View: **N**

Style of Home: 2 Storey	Total Parking: 3	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Add. Parking Avail., Visitor Parking, Grge/Double Tandem	
Exterior: Vinyl		
Rain Screen:	R/I Plumbing:	
Type of Roof: Asphalt	Dist to Public Trans: 1	Dist to School/Bus: 1
Renovations:	Units in Development: 98	Total Units in Strata:
Flooring: Hardwood, Wall/Wall/Mixed	Locker: No	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Baseboard, Electric	Title to Land: Freehold Strata	
No. of Fireplaces: 1	R/I Fireplaces:	Seller's Interest: Court Ordered Sale
Fireplace Fuel: Electric	Mortgage Info: \$0	
Outdoor Area: Patio(s)	Property Disclosure: N - Owner does not live there	
Mngmt Co: Hugh McKinnon	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions	
Mngmt Ph: 604-531-1909	Maint Fee: \$231.92	

Maint Charge Incl: **Recreation Facility, Gardening, Garbage Pickup**

Legal: **PL BCS908 LT 78 LD 36 SEC 14 TWP 8 PART NW 1/4**

Amenities: **Garden, In Suite Laundry, Club House**

Features Incl: **Security System, Smoke Alarm**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14'2 X 12'3						
Main F.	Kitchen	12'5 X 9'8						
Main F.	Foyer	7'2 X 8'6						
Main F.	Dining	16'2 X 8'2						
Above	Master Bedroom	12' X 11'1						
Above	Bedroom	10'10 X 8'10						
Above	Bedroom	12'7 X 8'8						

Floor Area (SqFt):	Total # Rooms: 7	Bathrooms
Finished Floor Area Main: 626	Finished Levels: 3	1 3 Piece; Ensuite: N; Level: Above
Finished Floor Area Up: 661	Basement Area: None	2 4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 1,287	Restricted Age:	5
	# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 1,287		8

Listing Broker(s): **(1) Sutton-Premier Realty**

Great 3 bedrooms corner unit in Denim II! Kitchen features centre island. Large open living room and dining area with notched box windows and stunning 20' vaulted ceiling. Good sized master bedroom upstairs with walk thru closet and 4 piece ensuite and easy access to laundry upstairs. 2 car tandem garage with walk out to private garden. Perfect place for a start up family with young children. Minutes away to elementary school and R.E. Mountain Secondary School. Walking distance to grocery and convenience. Easy access to Costco, Walmart, Willowbrook mall, Colossus and more!