



Presented by:  
**Jason Dryburgh PREC\***

Keller Williams Elite Realty

https://MRKTrealtors.com  
jason@mrktrealtors.com



**Active**

**R2739406**

Board: F  
Townhouse

**22 20451 84 AVENUE**

Langley  
Willoughby Heights  
V2Y 0X5

Residential Attached

**\$879,888** (LP)   
(SP)



Sold Date: \_\_\_\_\_ If new,GST/HST inc?: \_\_\_\_\_ Original Price: **\$879,888**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2018**  
Frontage(feet): \_\_\_\_\_ Bathrooms: **3** Age: **4**  
Frontage(metres): \_\_\_\_\_ Full Baths: **2** Zoning: **CD**  
Depth / Size (ft.): \_\_\_\_\_ Half Baths: **1** Gross Taxes: **\$3,724.84**  
Sq. Footage: **0.00** P.I.D.: **030-616-751** For Tax Year: **2022**  
Flood Plain: \_\_\_\_\_ View: \_\_\_\_\_ Tax Inc. Utilities?: **No**  
View: \_\_\_\_\_ Complex / Subdiv: **WALDEN** Tour: \_\_\_\_\_  
First Nation \_\_\_\_\_  
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey, End Unit**  
Construction: **Frame - Wood**  
Exterior: **Glass, Vinyl, Wood**  
Foundation: **Concrete Perimeter**

Total Parking: **2** Covered Parking: **4** Parking Access: **Lane**  
Parking: **Garage; Double**  
Dist. to Public Transit: **WALK** Dist. to School Bus: **WALK**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: \_\_\_\_\_  
Fixtures Rmvd: \_\_\_\_\_  
Floor Finish: **Laminate, Mixed, Tile**

Renovations: \_\_\_\_\_ Reno. Year: \_\_\_\_\_  
# of Fireplaces: **1** R.I. Fireplaces: \_\_\_\_\_ Rain Screen: \_\_\_\_\_  
Fireplace Fuel: **Electric** Metered Water: \_\_\_\_\_  
Fuel/Heating: **Baseboard, Electric** R.I. Plumbing: \_\_\_\_\_  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

Legal: **STRATA LOT 30, PLAN EPS4809, SECTION 26, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **In Suite Laundry**

Site Influences: **Greenbelt, Private Setting, Private Yard, Recreation Nearby, Rural Setting, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener**

Finished Floor (Main): **586** Units in Development: **45** Tot Units in Strata: **45** Locker: **No**  
Finished Floor (Above): **635** Exposure: \_\_\_\_\_ Storeys in Building: **3**  
Finished Floor (AbvMain2): **0** Mgmt. Co's Name: **Strataforce** Mgmt. Co's #: **604-510-1181**  
Finished Floor (Below): **176** Maint Fee: **\$228.46** Council/Park Apprv?: \_\_\_\_\_  
Finished Floor (Basement): **0** Maint Fee Includes: **Garbage Pickup, Management, Snow removal**  
Finished Floor (Total): **1,397 sq. ft.**  
Unfinished Floor: **0**

Grand Total: **1,397 sq. ft.** Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns** # of Pets: \_\_\_\_\_ Cats: \_\_\_\_\_ Dogs: \_\_\_\_\_  
Suite: **None** Restricted Age: \_\_\_\_\_  
Basement: **Partly Finished** # or % of Rentals Allowed: \_\_\_\_\_  
Crawl/Bsmt. Ht: \_\_\_\_\_ # of Levels: **3** Short Term(<1yr)Rnt/Lse Alwd?: **No**  
# of Kitchens: **1** # of Rooms: **8** Short Term Lse-Details: \_\_\_\_\_

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Below	Den	9'7 x 8'1			x	1	Main	2	No
Main	Living Room	12'0 x 12'0			x	2	Above	4	Yes
Main	Dining Room	9'11 x 7'3			x	3	Above	4	No
Main	Kitchen	10'11 x 11'8			x	4			
Above	Master Bedroom	10'10 x 11'1			x	5			
Above	Walk-In Closet	6'10 x 7'10			x	6			
Above	Bedroom	8'3 x 11'6			x	7			
Above	Bedroom	8'3 x 8'0			x	8			

Listing Broker(s): **Keller Williams Elite Realty**

**THE WALDEN | YORKSON CREEK.** Highlights of an immaculate CORNER home in renowned family community! SETTING. Perfect balance of convenience/tranquility. Set over Yorkson trail system, steps to middle school, rec park AND min to shopping/restaurants/HWY access for the commuter! SPACE. Walk up end home = only 1 shared wall! Bright&Airy living w/unique wide floor plate set over 3 levels inc/functional den/office at entry, double WIDE garage, spacious main w/powder bath + cozy covered patio. 3 beds above inc/huge walk in+spa ensuite on primary bed! DESIGN. Quality built, tasteful design. Dream Kitchen inc/stone counters/premium apps/gas range. Natural Gas BBQ. Designer flooring+trim. Bonus street front walk/up for guest parking! QUALITY. Only 4 years young, balance of 2/5/10. MOVE IN/ENJOY.

REA Full Public 1 Page The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC\* indicates 'Personal Real Estate Corporation'. 11/21/2022 02:25 PM



**22 20451 84 AVE | LANGLEY**

604 465 1850 team@MRKTrealtors.com MRKTrealtors.com

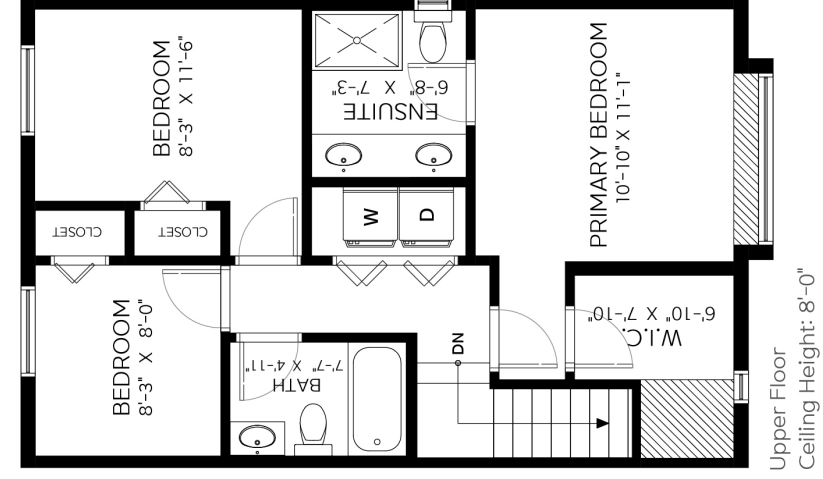
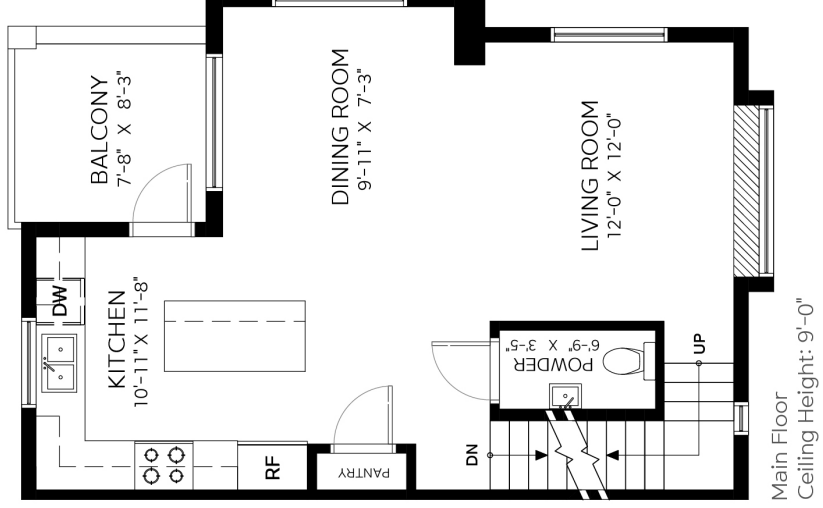
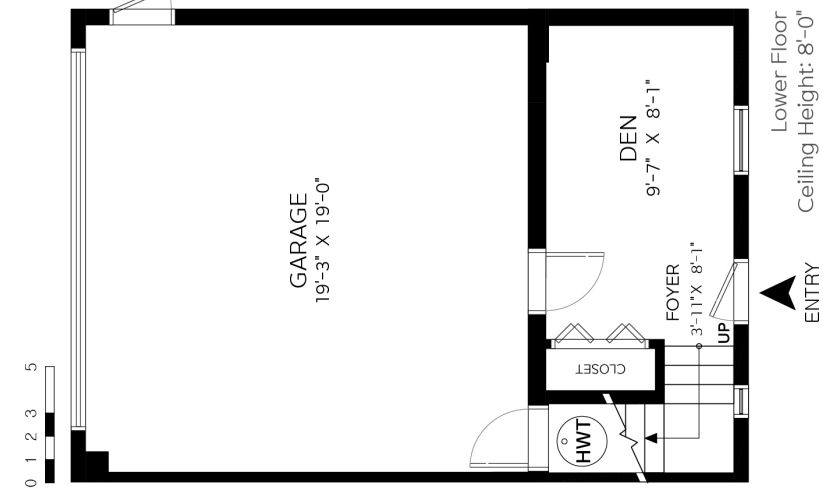


**JASON DRYBURGH**  
PERSONAL REAL ESTATE CORPORATION  
604-839-3004 jason@MRKTrealtors.com

**22 20451 84 Avenue**  
Langley, BC

**OWN  
YOUR  
MARKET**

<b>LIVING AREA</b>	<b>1,397 SF</b>	<b>AUXILIARY AREA</b>	<b>487 SF</b>
MAIN FLOOR	586 SF	GARAGE	415 SF
UPPER FLOOR	635 SF	BALCONY	72 SF
LOWER FLOOR	176 SF		



Valid Until: November 18, 2024  
All dimensions are approximate and not suitable for architectural/construction use. This is for marketing purposes only. The measurements are approximate within +/- 2%. ESO insured. Total square footage might be kept consistent with strata plan. It might include unfinished area.

