

FOR SALE



21980 100th Avenue

604-817-7338

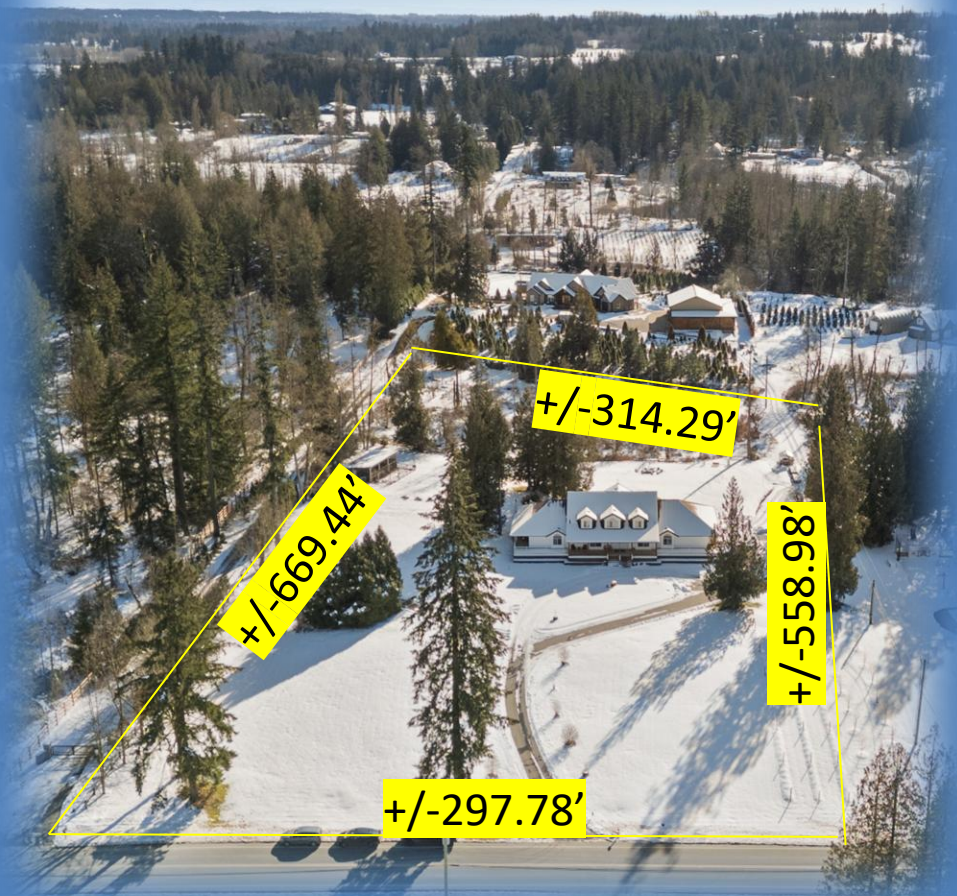
info@donmunrorealestate.com

www.donmunrorealestate.com



Don Munro Personal
Real Estate Corporation





Legal: LOT A SECTION 6 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN EPP37186

PID: 029-357-063

Taxes: \$4,342.24(2024)

Lot Size: 4.2 Acres

Zoning: RU-1 in ALR

Home Size: +/-8,044 Sq. Ft. with 5 Bedrooms/5 Bathrooms & 3 car garage & 3 car carport

PRICE: \$3,495,000



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Foyer



Livingroom



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dining room



kitchen



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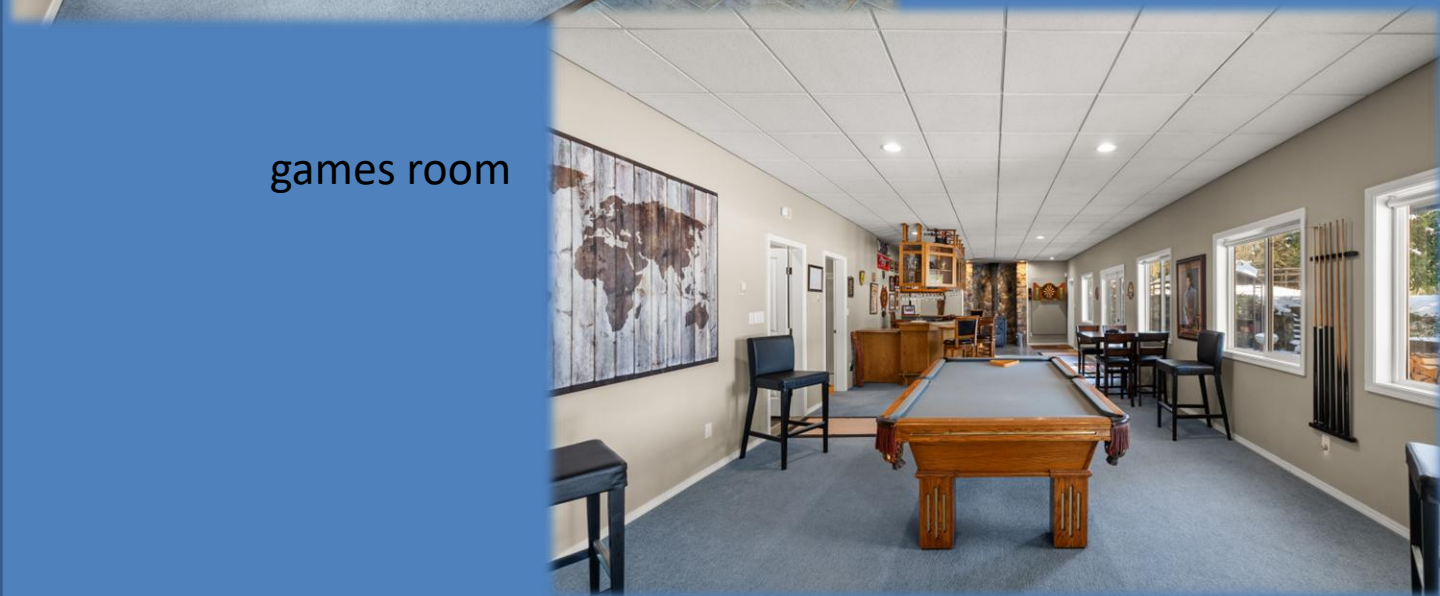
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bar area



games room



gym



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Upgrades

- Complete roof -2022
- Air conditioning and ducting – 2023
- Alarm system – ADT /Telus
- New kitchen appliances – fridge (2022), dishwasher (2022), stove (2022), hood extractor fan (2022), double oven with warmer drawer (2022), washer (2025), dryer (2025)
- Recertified wood stove - W.E.T. 2024
- Upgraded electrical panel – 2023
- Upgraded all internal (home & garage) & external lights to LED 2021-2024
- Replaced & upgraded exterior south drain and piping – 2017
- Replaced 3x exterior legacy doors – 2021
- Screen doors added – 2022
- Custom blinds installed main floor – 2022
- Converted north west stairway to tool room & storage
- New septic system – 2013
- 3 car carport



About Langley

The City of Langley is located in the center of the Lower Mainland Economic Region, from Vancouver to Hope. This area is made up of two districts: Metro Vancouver with a population of approximately 2 million and the Fraser Valley Regional District with a population of approximately 200,000. Langley (Langley City: 25,000, Township of Langley: 95,000) is situated on the eastern edge of the Greater Vancouver Regional District and has a trading population of approximately 500,000 (within a 30- minute commute). Located on the southern shores of the Fraser River and bordering the USA, Langley is within 50 kilometers (30 miles) of Vancouver, the Port of Metro Vancouver and the Vancouver International Airport and is centrally located within 24 kilometers (15miles) of the Pacific Ocean to the West and Abbotsford International Airport to the East.



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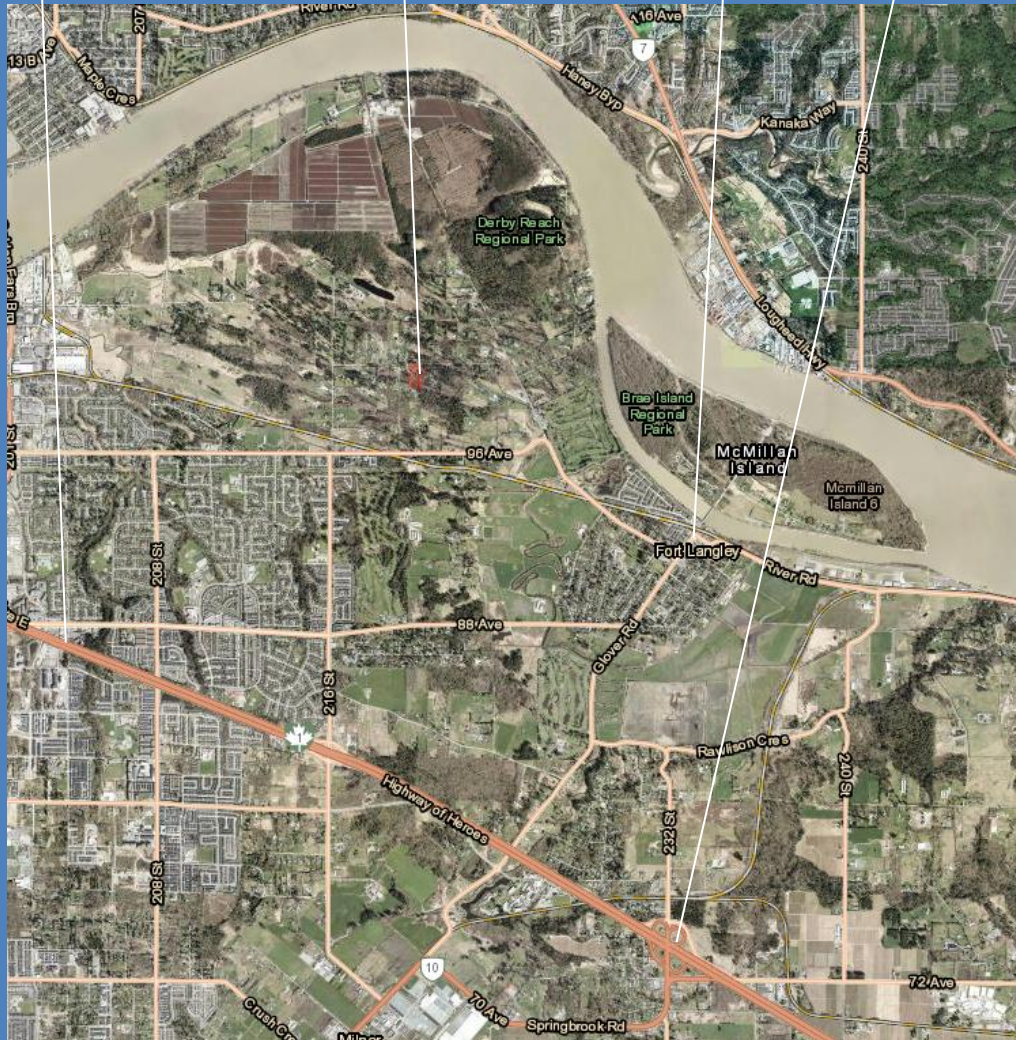
Subject Property



Trans Canada Highway

Fort Langley

232nd Street Exchange



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