

FOR SALE



3177 207A Street

604-817-7338

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www.donmunrorealestate.com

DM

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Real Estate





Legal: LOT 10 SECTION 23 TOWNSHIP 7 NEW
WESTMINSTER DISTRICT PLAN 37286

PID: 008-207-542

Taxes: \$7,354.63 (2025)

Residence: 2,799 Sq. Ft.

First Floor: 1,066 Sq. Ft.

Second Floor: 872 Sq. Ft.

Basement: 861 Sq. Ft.

Lot Size: 1.7 Acres

Zoning: RU-3

PRICE: **\$2,350,000.00**



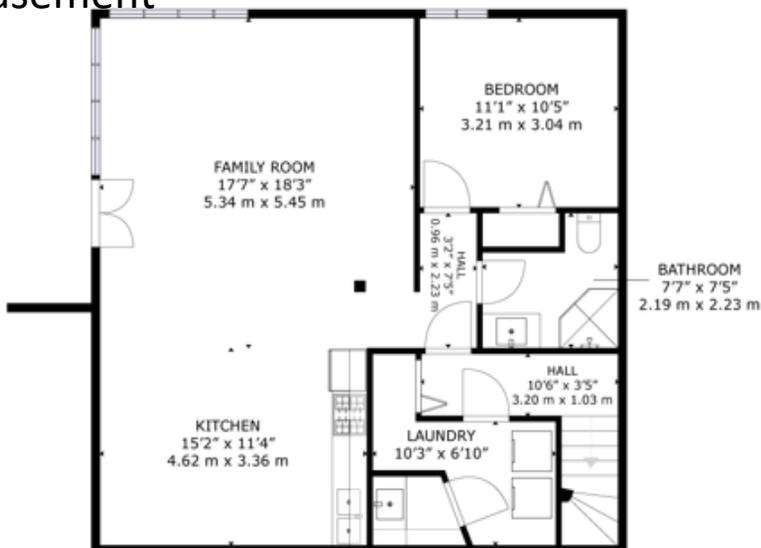
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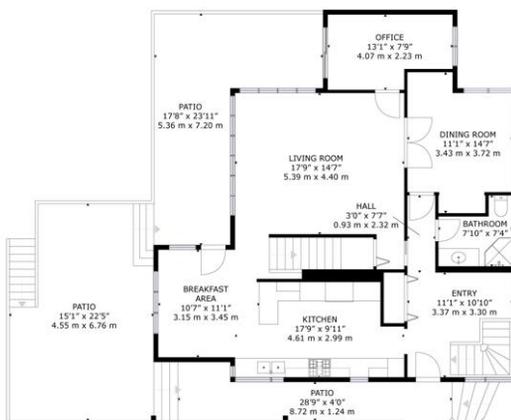
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Floor Plan

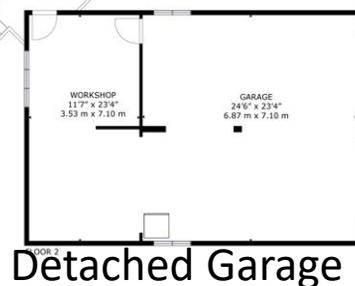
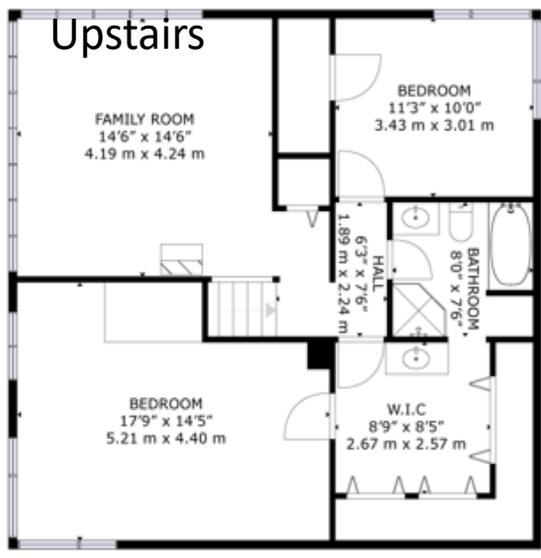
Basement



Main Floor



Upstairs



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Home (built 1974)

- 2,799 Sq. Ft. 2-storey home
- 3 bedrooms and 3 Bathrooms
- Rec Room Upstairs could be easily converted to another bedroom if desired
- Beautiful Views
- 1 Bedroom Basement Suite with Walkout
- Set amongst mature trees
- Plenty of flat parking
- Terraced Yard



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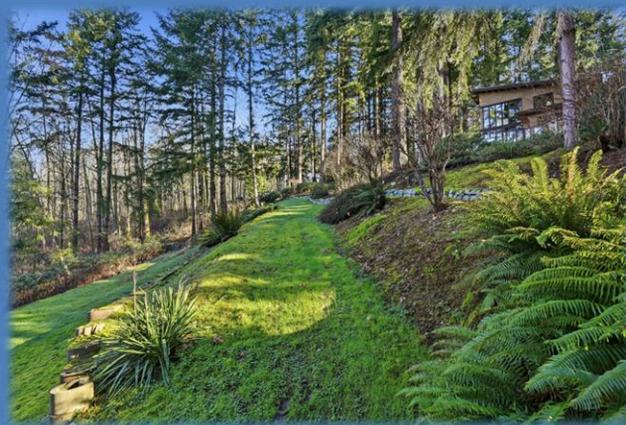
Perched on a stunning terraced hillside and nestled among mature trees, this beautifully appointed 3-bedroom, 3-bathroom home offers breathtaking panoramic views and exceptional versatility. Surrounded by established greenery, the property provides a rare sense of privacy and tranquility while still embracing its elevated outlook.

Designed to maximize natural light and scenery, the main living areas open onto expansive outdoor spaces—perfect for entertaining or simply relaxing beneath the tree canopy. The spacious primary suite is complemented by two additional well-sized bedrooms, while the fully finished walkout basement suite offers excellent flexibility for extended family, guests, or potential rental income. With direct access to the landscaped terraces, the lower level seamlessly connects indoor and outdoor living.

Garden enthusiasts will fall in love with the thoughtfully designed terraced grounds, complete with a charming garden and dedicated potting shed—an inspiring space to plant, grow, and unwind.

Practicality meets abundance with an attached two-car garage, an additional single-car carport, and a detached garage—ideal for extra vehicles, storage, workshop space, or recreational equipment.

A rare combination of mature trees, stunning views, flexible living space, and exceptional parking—this hillside retreat truly has it all.



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Garden Shed



Detached Garage

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 (15 miles) of the Pacific Ocean to the West and Abbotsford International Airport to the East.

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