

Depth/Size (ft):	120	Bedrooms:	3	Approx. Year Built:	1983
Frontage (ft):	40.00	Bathrooms:	2	Age:	41
Lot Area: (sq.ft.)	4,800.00	Full Baths:	1	Zoning:	RES
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,012.16
Rear Yard Exp:	South			For Tax Year:	
View:	Yes			P.I.D.:	003-036-260

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 5 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stucco,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Vinyl/Linoleum,Wall/Wall/Mixed	Fixtures Rmvd:	

View: Yes : View from the sun deck

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: LOT 528, PLAN NWP62190, PART SE1/4, SECTION 15, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT

Amenities: None

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Vacuum - Built In

Bylaw Restrict:

Listing Broker(s): Royal LePage Little Oak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 13'	Bsmt	Bedroom	12' x 12'
Main	Kitchen	11'4 x 9'6	Bsmt	Laundry	12' x 12'
Main	Dining Room	10'5 x 9'6			
Main	Eating Area	10' x 9'6			
Main	Primary Bedroom	16' x 10'8			
Main	Bedroom	10'3 x 8'1			
Bsmt	Recreation Room	15' x 15'			

Finished Floor (Main):	1,216 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	2	Yes
Finished Floor (Bsmt):	900 sqft	Suite:	None			
Finished Floor (Total):	2,116 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	2,116 sqft	Beds In Bsmt:	1 / 3			
		# Of Pets:				

Welcome to 19746 68TH AVENUE in Langley's Willoughby Heights! This stunning 3-bedroom, 2-bathroom modern rancher with a basement offers 2116 sq.ft. of luxurious living space. The spacious driveway and garage provide ample parking. Inside, a large living and dining area boasts dimmable lighting, a cozy bay window, and a fireplace. The semi-open kitchen flows to an expansive back deck, perfect for entertaining. The master bedroom fits a king-size bed and features a walk-in closet and ensuite. The second bedroom has a large closet, and the main bathroom includes a jacuzzi tub and bidet. The basement offers a third bedroom, two laundry areas, and separate access. Energy-efficient with solar panels, a high-efficiency heat pump, and modern updates. Contact today to book a showing!