23133 70A AVENUE LANGLEY

Salmon River, V2Y 2J9

Residential Detached
\$2,175,000 (LP)

Depth/Size (ft):	5	502.71	Bedrooms:	4		Approx. Year Bu	Jilt: 19	77
rontage (ft):	1	17.41	Bathrooms:	2		Age:	47	
ot Area: (Acres)	1	.76	Full Baths:	2		Zoning:	SR	R-1
lood Plain:	١	No	Half Baths:	0		Gross Taxes:	\$7	,601.84
Rear Yard Exp:	١	North				For Tax Year:	202	24
/iew:	١	No				P.I.D.:	004	4-903-633
			1			1		
tyle of Home:		Rancher/Bungalow w/Bsn	nt.		king:	Total: 10 - Cover	ed: 2	
Construction:		_og			vered Parking:	2		
Exterior:	L	_og			king Access:	Front		
oundation:					king:	Carport; Multiple		
Rain Screen:		No			ker:			
Renovations:		Partly		_	ts in Dev:			
of Fireplaces:		- Fuel: Natural Gas		-	tance to:			
Vater Supply:		City/Municipal			e to Land:	Freehold NonStr	ata	
uel/Heating:		Natural Gas,Radiant			perty Disc:	Yes		
Dutdoor Area:		Patio(s) & Deck(s)			D Rental:			
Type of Roof:		Metal			tures Leased:	No		
Floor Finish:	Ν	/lixed,Vinyl/Linoleum,Car	pet	Fixt	tures Rmvd:	Yes		
Complex / Subdiv:		Electricity,Natural Gas,Wa	ater					
Complex / Subdiv: Services Connecte Legal: Amenities: Site Influences: Features: Bylaw Restric:	ed: [LOT 68 SECTION 17 TOV Storage, Workshop Detacl Cul-de-Sac, Paved Road, F ClthWsh/Dryr/Frdg/Stve/E	VNSHIP 11 NEW WE hed Private Setting,Rural	Setting,Treed		her - See Remarks,Sec	surity System,Spr	inkler - Inground
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Complex / Subdiv: Services Connecter Legal: Site Influences: Seatures: Sylaw Restric: Listing Broker(s): Loor Tyj lain Lau lain Dir lain Kitu lain Foy	ed: E L S C C C P P P P Aundry ning Room tchen byer	LOT 68 SECTION 17 TOV Storage, Workshop Detacl Cul-de-Sac, Paved Road, F ClthWsh/Dryr/Frdg/Stve/I RE/MAX Magnolia Dimensions 10'0 x 6'6 12'0 x 12'0	VNSHIP 11 NEW WE Private Setting,Rural DW,Drapes/Window (Floor Main Main	Setting, Treed Coverings, Fireplace Type Primary Bedroom Foyer Primary Bedroom Bedroom	Insert,Microwave,Ot Dimensions 13'6 x 16'0 5'0 x 11'0 11'0 x 15'0 15'6 x 10'0	Floor	Туре	Dimensions
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Complex / Subdiv: Services Connecte Legal: Amenities: Site Influences: Seatures: Bylaw Restric: Listing Broker(s): Ioor Ty Iain Lau Iain Dir Iain Lau Iain Dir Iain Lau Iain Dir Iain Lau Iain Dir Iain Control Iain De Iain De Iain De Iain De Iain Control Iain Beat Iain De	ed: E	LOT 68 SECTION 17 TOV Storage, Workshop Detacl Cul-de-Sac, Paved Road, F ClthWsh/Dryr/Frdg/Stve/E RE/MAX Magnolia Dimensions 10'0 × 6'6 12'0 × 12'0 13'0 × 12'0 7'0 × 7'0 16'0 × 23'0 8'6 × 11'0 10'6 × 11'6 1,600 sqft 0 sqft 0 sqft 558 sqft	WNSHIP 11 NEW WE hed Private Setting,Rural DW,Drapes/Window O Floor Main Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	Setting, Treed Coverings, Fireplace Type Primary Bedroom Foyer Primary Bedroom Bedroom Family Room Utility Recreation Room 15 5: 1 2 Nor	Insert,Microwave,Ott Dimensions 13'6 x 16'0 5'0 x 11'0 11'0 x 15'0 15'6 x 10'0 17'0 x 14'0 22'6 x 19'0 18'0 x 15'6	Floor Bsmt Bathroom Floor Main	Type Storage # of Pieces 4	Dimensions 16'0 x 8'0 Ensuite? Yes
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Complex / Subdiv: Services Connecte Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Typ Main Lau Main Dir Main Lau Main Dir Main Eiv Main Ber Main De Finished Floor (Ma Finished Floor (Ma Finished Floor (Ber Finished Floor (Ber Finished Floor (Ber Finished Floor (Ber	ed: E	LOT 68 SECTION 17 TOV Storage, Workshop Detacl Cul-de-Sac, Paved Road, F ClthWsh/Dryr/Frdg/Stve/I RE/MAX Magnolia Dimensions 10'0 × 6'6 12'0 × 12'0 13'0 × 12'0 7'0 × 7'0 16'0 × 23'0 8'6 × 11'0 10'6 × 11'6 1,600 sqft 0 sqft 0 sqft 0 sqft 0 sqft 1,58 sqft 1,042 sqft	WNSHIP 11 NEW WE hed Private Setting,Rural DW,Drapes/Window O Floor Main Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	Setting, Treed Coverings, Fireplace Type Primary Bedroom Foyer Primary Bedroom Bedroom Family Room Utility Recreation Room 15 5: 1 2 Nor Height: Full Fini Ent	Insert, Microwave, Ott Dimensions 13'6 × 16'0 5'0 × 11'0 11'0 × 15'0 15'6 × 10'0 17'0 × 14'0 22'6 × 19'0 18'0 × 15'6 ne IPartly ished, Separate ry	Floor Bsmt Bathroom Floor Main	Type Storage # of Pieces 4	Dimensions 16'0 x 8'0 Ensuite? Yes

As seen on Hallmark Movies like Nelly Knows - https://rem.ax/3MnF57z. Charming 3,200 sf log home on 1.76 acres in a desirable neighbourhood! Enjoy new appliances throughout. The well-maintained yard is an oasis, perfect for gardening, entertaining, or unwinding in peace. The property features a 1,400 sf high-ceiling workshop with a loft—ideal for storage, or conversion into a carriage house. The basement includes a bedroom, family room, storage, and a rec room, providing space for all your needs. The large driveway accommodates RV parking with ease. Located just seconds from the freeway exit, this home offers quiet rural living, only 10 minutes from Langley City and Fort Langley. Experience the perfect blend of serene country charm and easy access to city amenities.

The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.