22175 46 AVENUE LANGLEY

Murrayville, V2Z 1A4

Depth/Size (ft):	170	Bedrooms:	4	Approx. Year Bui	lt: 1992	2
ontage (ft):	38.00	Bathrooms:	3	Age:	32	
ot Area: (sq.ft.)	7,470.00	Full Baths:	2	Zoning:	R-10)
ood Plain:		Half Baths:	1	Gross Taxes:	\$6,4	07.48
ear Yard Exp:	Northeast			For Tax Year:	2024	1
/iew:	No			P.I.D.:	017-	421-225
				I		
tyle of Home:	2 Storey		Parking:	Total: 4 - Covered:	: 2	
construction:	Frame - Wood		Covered Parking:	2		
xterior:	Brick,Vinyl		Parking Access:	Front		
oundation:			Parking:	Garage; Double,O	pen	
ain Screen:			Locker:			
enovations:			Units in Dev:			
of Fireplaces:	1 - Fuel: Natural Gas	\$	Distance to:			
/ater Supply:	City/Municipal		Title to Land:	Freehold NonStrat	ta	
uel/Heating:	Forced Air,Natural G		Property Disc:	Yes		
Outdoor Area:	Fenced Yard,Patio(s))	PAD Rental:			
ype of Roof:	Asphalt,Fibreglass		Fixtures Leased:	No		
loor Finish:	Hardwood, Tile, Carpe	et	Fixtures Rmvd:	No		
/iew:	No					
	INO					
Igmt. Company:						
/Igmt. Company: Complex / Subdiv:	Murrayville	as Sanitary Sower Storm Sower W	stor			
/Igmt. Company: Complex / Subdiv: Services Connected:	Murrayville Electricity,Natural Ga	as,Sanitary Sewer,Storm Sewer,Wa		6		
/Igmt. Company: Complex / Subdiv: Services Connected: .egal:	Murrayville Electricity,Natural Ga LOT 20 SECTION 31	1 TOWNSHIP 10 NEW WESTMINS		6		
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities:	Murrayville Electricity,Natural Ga LOT 20 SECTION 31 Air Cond./Central,Sw	1 TOWNSHIP 10 NEW WESTMINS virlpool/Hot Tub	STER DISTRICT PLAN LMP103	6		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	Murrayville Electricity,Natural Ga LOT 20 SECTION 31 Air Cond./Central,Sw Central Location,Cul ClthWsh/Dryr/Frdg/S	1 TOWNSHIP 10 NEW WESTMINS	TER DISTRICT PLAN LMP103		hed,Vacuum - Bu	uilt In,Windows
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	Murrayville Electricity,Natural Ga LOT 20 SECTION 31 Air Cond./Central,Sw Central Location,Cul	1 TOWNSHIP 10 NEW WESTMINS virlpool/Hot Tub I-de-Sac,Golf Course Nearby,Privat	TER DISTRICT PLAN LMP103		hed,Vacuum - Bu	uilt In,Windows
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Murrayville Electricity,Natural Ga LOT 20 SECTION 31 Air Cond./Central,Sw Central Location,Cul CithWsh/Dryr/Frdg/S Thermo	1 TOWNSHIP 10 NEW WESTMINS virlpool/Hot Tub I-de-Sac,Golf Course Nearby,Privat Stve/DW,Drapes/Window Coverings	TER DISTRICT PLAN LMP103		hed,Vacuum - Bu	uilt In,Windows
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: cylaw Restric:	Murrayville Electricity,Natural Ga LOT 20 SECTION 31 Air Cond./Central,Sw Central Location,Cul CithWsh/Dryr/Frdg/S Thermo	1 TOWNSHIP 10 NEW WESTMINS virlpool/Hot Tub I-de-Sac,Golf Course Nearby,Privat	TER DISTRICT PLAN LMP103		hed,Vacuum - Βι	uilt In,Windows
Igmt. Company: complex / Subdiv: eervices Connected: egal: menities: tite Influences: features: cylaw Restric: isting Broker(s):	Murrayville Electricity,Natural Ga LOT 20 SECTION 31 Air Cond./Central,Sw Central Location,Cul CithWsh/Dryr/Frdg/S Thermo	1 TOWNSHIP 10 NEW WESTMINS virlpool/Hot Tub I-de-Sac,Golf Course Nearby,Privat Stve/DW,Drapes/Window Coverings	TER DISTRICT PLAN LMP103		hed,Vacuum - Bu Dimen	
Igmt. Company: complex / Subdiv: eervices Connected: egal: menities: ite Influences: eatures: tylaw Restric: isting Broker(s):	Murrayville Electricity,Natural Ga LOT 20 SECTION 31 Air Cond./Central,Sw Central Location,Cul ClthWsh/Dryr/Frdg/S Thermo Royal LePage Norths	1 TOWNSHIP 10 NEW WESTMINS virlpool/Hot Tub I-de-Sac,Golf Course Nearby,Privat Stve/DW,Drapes/Window Coverings star Realty (S. Surrey)	STER DISTRICT PLAN LMP103 Te Yard,Shopping Nearby s,Garage Door Opener,Hot Tub	Spa/Swirlpool,Storage S		sions
Igmt. Company: complex / Subdiv: eervices Connected: egal: menities: deatures: eatures: cylaw Restric: isting Broker(s):	Murrayville Electricity,Natural Ga LOT 20 SECTION 31 Air Cond./Central,Sw Central Location,Cul CithWsh/Dryr/Frdg/S Thermo Royal LePage North: Type	1 TOWNSHIP 10 NEW WESTMINS virlpool/Hot Tub I-de-Sac,Golf Course Nearby,Privat Stve/DW,Drapes/Window Coverings star Realty (S. Surrey) Dimensions	TER DISTRICT PLAN LMP103 Te Yard,Shopping Nearby s,Garage Door Opener,Hot Tub	Spa/Swirlpool,Storage S	Dimen	sions 14'1
Igmt. Company: complex / Subdiv: eervices Connected: egal: menities: ite Influences: eatures: cylaw Restric: isting Broker(s): loor lain	Murrayville Electricity,Natural Ga LOT 20 SECTION 31 Air Cond./Central,Sw Central Location,Cul CithWsh/Dryr/Frdg/S Thermo Royal LePage Norths Type Living Room	1 TOWNSHIP 10 NEW WESTMINS virlpool/Hot Tub I-de-Sac,Golf Course Nearby,Privat Stve/DW,Drapes/Window Coverings star Realty (S. Surrey) Dimensions 18'7 x 13'	TER DISTRICT PLAN LMP103 Te Yard,Shopping Nearby s,Garage Door Opener,Hot Tub Floor Above	Spa/Swirlpool,Storage S Type Primary Bedroom	Dimen 18'2 x	sions 14'1 12'2
Igmt. Company: complex / Subdiv: services Connected: .egal: .menities: Site Influences: seatures: Bylaw Restric: .isting Broker(s): loor lain lain	Murrayville Electricity,Natural Ga LOT 20 SECTION 31 Air Cond./Central,Sw Central Location,Cul CithWsh/Dryr/Frdg/S Thermo Royal LePage North: Type Living Room Dining Room	1 TOWNSHIP 10 NEW WESTMINS virlpool/Hot Tub I-de-Sac,Golf Course Nearby,Privat Stve/DW,Drapes/Window Coverings star Realty (S. Surrey) Dimensions 18'7 x 13' 18'11 x 11'	STER DISTRICT PLAN LMP103 The Yard,Shopping Nearby s,Garage Door Opener,Hot Tub Floor Above Above	Spa/Swirlpool,Storage S Type Primary Bedroom Bedroom	Dimen 18'2 x 9'10 x	sions 14'1 12'2
Igmt. Company: complex / Subdiv: services Connected: .egal: .menities: site Influences: seatures: Bylaw Restric: .isting Broker(s): loor lain lain lain	Murrayville Electricity,Natural Ga LOT 20 SECTION 31 Air Cond./Central,Sw Central Location,Cul ClthWsh/Dryr/Frdg/S Thermo Royal LePage Norths Type Living Room Dining Room Kitchen	1 TOWNSHIP 10 NEW WESTMINS virlpool/Hot Tub I-de-Sac,Golf Course Nearby,Privat Stve/DW,Drapes/Window Coverings star Realty (S. Surrey) Dimensions 18'7 x 13' 18'11 x 11' 14'9 x 14'8	STER DISTRICT PLAN LMP103 The Yard,Shopping Nearby s,Garage Door Opener,Hot Tub Floor Above Above	Spa/Swirlpool,Storage S Type Primary Bedroom Bedroom	Dimen 18'2 x 9'10 x	sions 14'1 12'2
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Seatures: Bylaw Restric: .isting Broker(s): Coor Iain Iain Iain Iain	Murrayville Electricity,Natural Ga LOT 20 SECTION 31 Air Cond./Central,Sw Central Location,Cul ClthWsh/Dryr/Frdg/S Thermo Royal LePage Norths Type Living Room Dining Room Kitchen Eating Area	1 TOWNSHIP 10 NEW WESTMINS virlpool/Hot Tub I-de-Sac,Golf Course Nearby,Privat Stve/DW,Drapes/Window Coverings star Realty (S. Surrey) Dimensions 18'7 x 13' 18'11 x 11' 14'9 x 14'8 8'3 x 18'2	STER DISTRICT PLAN LMP103 The Yard,Shopping Nearby s,Garage Door Opener,Hot Tub Floor Above Above	Spa/Swirlpool,Storage S Type Primary Bedroom Bedroom	Dimen 18'2 x 9'10 x	sions 14'1 12'2
Igmt. Company: complex / Subdiv: eervices Connected: egal: menities	Murrayville Electricity,Natural Ga LOT 20 SECTION 31 Air Cond./Central,Sw Central Location,Cul ClthWsh/Dryr/Frdg/S Thermo Royal LePage Norths Type Living Room Dining Room Kitchen Eating Area Bedroom	1 TOWNSHIP 10 NEW WESTMINS virlpool/Hot Tub I-de-Sac,Golf Course Nearby,Privat Stve/DW,Drapes/Window Coverings star Realty (S. Surrey) Dimensions 18'7 x 13' 18'11 x 11' 14'9 x 14'8 8'3 x 18'2 10'1 x 10'	STER DISTRICT PLAN LMP103 The Yard,Shopping Nearby s,Garage Door Opener,Hot Tub Floor Above Above	Spa/Swirlpool,Storage S Type Primary Bedroom Bedroom	Dimen 18'2 x 9'10 x	sions 14'1 12'2
Igmt. Company: complex / Subdiv: cervices Connected: egal: umenities: cite Influences: ceatures: cylaw Restric: isting Broker(s): loor lain lain lain lain lain	Murrayville Electricity,Natural Ga LOT 20 SECTION 31 Air Cond./Central,Sw Central Location,Cul CithWsh/Dryr/Frdg/S Thermo Royal LePage North: Type Living Room Dining Room Kitchen Eating Area Bedroom Laundry Foyer	1 TOWNSHIP 10 NEW WESTMINS virlpool/Hot Tub I-de-Sac,Golf Course Nearby,Privat Stve/DW,Drapes/Window Coverings star Realty (S. Surrey) Dimensions 18'7 x 13' 18'11 x 11' 14'9 x 14'8 8'3 x 18'2 10'1 x 10' 10'8 x 9'2 4'10 x 4'7	STER DISTRICT PLAN LMP103 te Yard,Shopping Nearby s,Garage Door Opener,Hot Tub Floor Above Above Above	Spa/Swirlpool,Storage S Type Primary Bedroom Bedroom Bedroom	Dimen 18'2 x 9'10 x 9'8 x 1	isions 14'1 12'2 0'1
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: cylaw Restric: isting Broker(s): loor lain lain lain lain lain lain	Murrayville Electricity,Natural Ga LOT 20 SECTION 31 Air Cond./Central,Sw Central Location,Cul ClthWsh/Dryr/Frdg/S Thermo Royal LePage Norths Type Living Room Dining Room Kitchen Eating Area Bedroom Laundry Foyer 1,327 sqft	1 TOWNSHIP 10 NEW WESTMINS virlpool/Hot Tub I-de-Sac,Golf Course Nearby,Privat Stve/DW,Drapes/Window Coverings star Realty (S. Surrey) Dimensions 18'7 x 13' 18'11 x 11' 14'9 x 14'8 8'3 x 18'2 10'1 x 10' 10'8 x 9'2 4'10 x 4'7 # Of Rooms:	STER DISTRICT PLAN LMP103 The Yard,Shopping Nearby s,Garage Door Opener,Hot Tub Floor Above Above Above Above 10	Spa/Swirlpool,Storage S Type Primary Bedroom Bedroom Bedroom Bedroom	Dimen 18'2 x 9'10 x 9'8 x 1 '	isions 14'1 12'2 0'1 Ensuite?
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor lain lain lain lain lain lain lain lain	Murrayville Electricity,Natural Ga LOT 20 SECTION 31 Air Cond./Central,Sw Central Location,Cul ClthWsh/Dryr/Frdg/S Thermo Royal LePage Norths Eating Room Dining Room Kitchen Eating Area Bedroom Laundry Foyer 1,327 sqft 820 sqft	1 TOWNSHIP 10 NEW WESTMINS virlpool/Hot Tub I-de-Sac,Golf Course Nearby,Prival Stve/DW,Drapes/Window Coverings star Realty (S. Surrey) Dimensions 18'7 x 13' 18'11 x 11' 14'9 x 14'8 8'3 x 18'2 10'1 x 10' 10'8 x 9'2 4'10 x 4'7 # Of Rooms: # Of Kitchens:	STER DISTRICT PLAN LMP103 te Yard,Shopping Nearby s,Garage Door Opener,Hot Tub Floor Above Above Above Above 10 1	Spa/Swirlpool,Storage S Type Primary Bedroom Bedroom Bedroom Bedroom Above	Dimen 18'2 x 9'10 x 9'8 x 1 9'8 x 1 # of Pieces 4	sions 14'1 12'2 0'1 Ensuite? Yes
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: cylaw Restric: isting Broker(s): loor lain lain lain lain lain lain lain lain	Murrayville Electricity,Natural Ga LOT 20 SECTION 31 Air Cond./Central,Sw Central Location,Cul ClthWsh/Dryr/Frdg/S Thermo Royal LePage Norths Type Living Room Dining Room Kitchen Eating Area Bedroom Laundry Foyer 1,327 sqft 820 sqft 0 sqft	1 TOWNSHIP 10 NEW WESTMINS virlpool/Hot Tub I-de-Sac,Golf Course Nearby,Privat Stve/DW,Drapes/Window Coverings star Realty (S. Surrey) Dimensions 18'7 x 13' 18'11 x 11' 14'9 x 14'8 8'3 x 18'2 10'1 x 10' 10'8 x 9'2 4'10 x 4'7 # Of Rooms: # Of Kitchens: # Of Levels:	STER DISTRICT PLAN LMP103 te Yard,Shopping Nearby s,Garage Door Opener,Hot Tub Floor Above Above Above 10 1 2	Spa/Swirlpool,Storage S Type Primary Bedroom Bedroom Bedroom Bedroom Bedroom Above Above	Dimen 18'2 x 9'10 x 9'8 x 1 9'8 x 1 # of Pieces 4 3	sions 14'1 12'2 0'1 Ensuite? Yes No
Igmt. Company: oomplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor ain ain ain ain ain ain ain ain ain ain	Murrayville Electricity,Natural Ga LOT 20 SECTION 31 Air Cond./Central,Sw Central Location,Cul ClthWsh/Dryr/Frdg/S Thermo Royal LePage Norths Royal LePage Norths Living Room Dining Room Kitchen Eating Area Bedroom Laundry Foyer 1,327 sqft 820 sqft 0 sqft 0 sqft	1 TOWNSHIP 10 NEW WESTMINS virlpool/Hot Tub I-de-Sac,Golf Course Nearby,Privat Stve/DW,Drapes/Window Coverings star Realty (S. Surrey) Dimensions 18'7 x 13' 18'11 x 11' 14'9 x 14'8 8'3 x 18'2 10'1 x 10' 10'8 x 9'2 4'10 x 4'7 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	STER DISTRICT PLAN LMP103 te Yard,Shopping Nearby s,Garage Door Opener,Hot Tub Floor Above Above Above Above 10 1	Spa/Swirlpool,Storage S Type Primary Bedroom Bedroom Bedroom Bedroom Above	Dimen 18'2 x 9'10 x 9'8 x 1 9'8 x 1 # of Pieces 4	sions 14'1 12'2 0'1 Ensuite? Yes
Igmt. Company: complex / Subdiv: cervices Connected: egal: umenities: cite Influences: ceatures: cylaw Restric: isting Broker(s): loor lain lain lain lain lain lain lain lain	Murrayville Electricity,Natural Ga LOT 20 SECTION 31 Air Cond./Central,Sw Central Location,Cul ClthWsh/Dryr/Frdg/S Thermo Royal LePage Norths Royal LePage Norths Living Room Dining Room Kitchen Eating Area Bedroom Laundry Foyer 1,327 sqft 820 sqft 0 sqft 0 sqft 2,147 sqft	1 TOWNSHIP 10 NEW WESTMINS virlpool/Hot Tub I-de-Sac,Golf Course Nearby,Privat Stve/DW,Drapes/Window Covering: star Realty (S. Surrey) Dimensions 18'7 x 13' 18'11 x 11' 14'9 x 14'8 8'3 x 18'2 10'1 x 10' 10'8 x 9'2 4'10 x 4'7 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	STER DISTRICT PLAN LMP103 te Yard,Shopping Nearby s,Garage Door Opener,Hot Tub Floor Above Above Above Above 10 1 2 None	Spa/Swirlpool,Storage S Type Primary Bedroom Bedroom Bedroom Bedroom Bedroom Above Above	Dimen 18'2 x 9'10 x 9'8 x 1 9'8 x 1 # of Pieces 4 3	sions 14'1 12'2 0'1 Ensuite? Yes No
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Coor lain lain lain lain lain lain lain lain	Murrayville Electricity,Natural Ga LOT 20 SECTION 31 Air Cond./Central,Sw Central Location,Cul CithWsh/Dryr/Frdg/S Thermo Royal LePage North: Eating Room Dining Room Kitchen Eating Area Bedroom Laundry Foyer 1,327 sqft 820 sqft 0 sqft 0 sqft 0 sqft 0 sqft 0 sqft	1 TOWNSHIP 10 NEW WESTMINS virlpool/Hot Tub I-de-Sac,Golf Course Nearby,Privat Stve/DW,Drapes/Window Coverings star Realty (S. Surrey) Dimensions 18'7 x 13' 18'11 x 11' 14'9 x 14'8 8'3 x 18'2 10'1 x 10' 10'8 x 9'2 4'10 x 4'7 # Of Rooms: # Of Rooms: # Of Levels: Suite: Crawl/Bsmt Height: Basement:	STER DISTRICT PLAN LMP103 te Yard,Shopping Nearby s,Garage Door Opener,Hot Tub Floor Above Above Above Above 10 1 2 None Crawl	Spa/Swirlpool,Storage S Type Primary Bedroom Bedroom Bedroom Bedroom Bedroom Above Above	Dimen 18'2 x 9'10 x 9'8 x 1 9'8 x 1 # of Pieces 4 3	sions 14'1 12'2 0'1 Ensuite? Yes No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences:	Murrayville Electricity,Natural Ga LOT 20 SECTION 31 Air Cond./Central,Sw Central Location,Cul ClthWsh/Dryr/Frdg/S Thermo Royal LePage Norths Royal LePage Norths Living Room Dining Room Kitchen Eating Area Bedroom Laundry Foyer 1,327 sqft 820 sqft 0 sqft 0 sqft 2,147 sqft	1 TOWNSHIP 10 NEW WESTMINS virlpool/Hot Tub I-de-Sac,Golf Course Nearby,Privat Stve/DW,Drapes/Window Covering: star Realty (S. Surrey) Dimensions 18'7 x 13' 18'11 x 11' 14'9 x 14'8 8'3 x 18'2 10'1 x 10' 10'8 x 9'2 4'10 x 4'7 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	STER DISTRICT PLAN LMP103 te Yard,Shopping Nearby s,Garage Door Opener,Hot Tub Floor Above Above Above Above 10 1 2 None	Spa/Swirlpool,Storage S Type Primary Bedroom Bedroom Bedroom Bedroom Bedroom Above Above	Dimen 18'2 x 9'10 x 9'8 x 1 9'8 x 1 # of Pieces 4 3	sions 14'1 12'2 0'1 Ensuite? Yes No

Curb appeal at it's finest. Located on a quiet cul-de-sac, in the highly sought after family neighbourhood of Upper Murrayville. This 2147 sq.ft. 2 storey, 4 bedroom, 3 bathroom home is nestled on a 7,470 sq.ft. meticulous landscaped park-like lot. Improvements are high quality & endless, they include pex plumbing, thermal windows, custom kitchen, flooring, lighting, custom closet organizers, window coverings, bathrooms, paint throughout, high end fiberglass roof, H/W tank, high efficiency furnace, central air conditioner, hot tub & upgraded electrical to 200 amps. Private fully fenced back yard comes complete with spectacular manicured landscaping, a HUGE patio & gas hookup for your Bbq. Steps away from shopping, transportation, library, recreation centre, elementary school & parks.



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.