9322 206B STREET LANGLEY

Walnut Grove, V1M 2W6

Depth/Size (ft):		Bedrooms:	3	Approx. Year Bui	lt: 1996	i
Frontage (ft):	68.00	Bathrooms:	3	Age:	28	
Lot Area: (sq.ft.)	7,581.00	Full Baths:	3	Zoning:	R-10	;
Flood Plain:		Half Baths:	0	Gross Taxes:	\$7,00)5.24
Rear Yard Exp:	Southeast			For Tax Year:	2024	
View:				P.I.D.:	018-	769-608
Style of Home:	Rancher/Bungalow w/L	_oft	Parking:	Total: 6 - Covered	: 2	
Construction:	Frame - Wood		Covered Parking:	2		
Exterior:	Brick,Stucco		Parking Access:	Front		
Foundation:			Parking:	Garage; Double		
Rain Screen:			Locker:			
Renovations:			Units in Dev:			
# of Fireplaces:	2 - Fuel: Natural Gas		Distance to:			
Water Supply:	City/Municipal		Title to Land:	Freehold NonStra	ta	
Fuel/Heating:	Forced Air		Property Disc:	Yes		
Outdoor Area:	Fenced Yard, Patio(s)		PAD Rental:			
Type of Roof:	Tile - Concrete		Fixtures Leased:	No		
Floor Finish:	Hardwood, Tile, Carpet		Fixtures Rmvd:	No		
View:						
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	LOT 3, PLAN LMP164	Sanitary Sewer,Storm Sewer,Wat 10, PART NE1/4, SECTION 35, To Course Nearby,Private Setting,Priv re/DW,Drapes/Window Coverings, Realty (Langley) Corp.	DWNSHIP 8, NEW WESTMIN vate Yard,Recreation Nearby,S			
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Electricity,Natural Gas, LOT 3, PLAN LMP164 Central Location,Golf (ClthWsh/Dryr/Frdg/Stv Homelife Benchmark F	10, PART NE1/4, SECTION 35, To Course Nearby,Private Setting,Priv re/DW,Drapes/Window Coverings,	DWNSHIP 8, NEW WESTMIN vate Yard,Recreation Nearby,S	Shopping Nearby	Dimen	sions
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural Gas, LOT 3, PLAN LMP164 Central Location,Golf C ClthWsh/Dryr/Frdg/Stv	10, PART NE1/4, SECTION 35, To Course Nearby,Private Setting,Priv re/DW,Drapes/Window Coverings, Realty (Langley) Corp.	DWNSHIP 8, NEW WESTMIN vate Yard,Recreation Nearby,s Garage Door Opener		Dimen 16' x 5'	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural Gas, LOT 3, PLAN LMP164 Central Location,Golf C ClthWsh/Dryr/Frdg/Stv Homelife Benchmark F	10, PART NE1/4, SECTION 35, To Course Nearby,Private Setting,Priv re/DW,Drapes/Window Coverings, Realty (Langley) Corp. Dimensions	DWNSHIP 8, NEW WESTMIN vate Yard,Recreation Nearby,S Garage Door Opener Floor	Shopping Nearby	-	5
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main	Electricity,Natural Gas, LOT 3, PLAN LMP164 Central Location,Golf 0 ClthWsh/Dryr/Frdg/Stv Homelife Benchmark F Type Living Room	10, PART NE1/4, SECTION 35, To Course Nearby,Private Setting,Priv re/DW,Drapes/Window Coverings, Realty (Langley) Corp. Dimensions 16'2 x 13'2	DWNSHIP 8, NEW WESTMIN vate Yard,Recreation Nearby,S Garage Door Opener Floor Main	Shopping Nearby Type Laundry	16' x 5'	5 13'3
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	Electricity,Natural Gas, LOT 3, PLAN LMP164 Central Location,Golf C ClthWsh/Dryr/Frdg/Stv Homelife Benchmark F Type Living Room Kitchen Dining Room	10, PART NE1/4, SECTION 35, To Course Nearby,Private Setting,Priv re/DW,Drapes/Window Coverings, Realty (Langley) Corp. Dimensions 16'2 x 13'2 12'10 x 9'10 13'2 x 10'11	DWNSHIP 8, NEW WESTMIN vate Yard,Recreation Nearby,S Garage Door Opener Floor Main Above	Shopping Nearby Type Laundry Bedroom Den	16' x 5' 21'1 x 12'2 x	5 13'3 13'8
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	Electricity,Natural Gas, LOT 3, PLAN LMP164 Central Location,Golf C ClthWsh/Dryr/Frdg/Stv Homelife Benchmark F Type Living Room Kitchen	10, PART NE1/4, SECTION 35, To Course Nearby,Private Setting,Priv re/DW,Drapes/Window Coverings, Realty (Langley) Corp. Dimensions 16'2 x 13'2 12'10 x 9'10	DWNSHIP 8, NEW WESTMIN vate Yard,Recreation Nearby,S Garage Door Opener Floor Main Above Above	Shopping Nearby Type Laundry Bedroom	16' x 5' 21'1 x ⁻	5 13'3 13'8
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	Electricity,Natural Gas, LOT 3, PLAN LMP164 Central Location,Golf C ClthWsh/Dryr/Frdg/Stv Homelife Benchmark F Type Living Room Kitchen Dining Room Family Room Eating Area	10, PART NE1/4, SECTION 35, To Course Nearby,Private Setting,Priv re/DW,Drapes/Window Coverings, Realty (Langley) Corp. Dimensions 16'2 x 13'2 12'10 x 9'10 13'2 x 10'11 16'8 x 12'7	DWNSHIP 8, NEW WESTMIN vate Yard,Recreation Nearby,S Garage Door Opener Floor Main Above Above	Shopping Nearby Type Laundry Bedroom Den	16' x 5' 21'1 x 12'2 x	5 13'3 13'8
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main	Electricity,Natural Gas, LOT 3, PLAN LMP164 Central Location,Golf C ClthWsh/Dryr/Frdg/Stv Homelife Benchmark F Type Living Room Kitchen Dining Room Family Room	10, PART NE1/4, SECTION 35, To Course Nearby,Private Setting,Priv re/DW,Drapes/Window Coverings, Realty (Langley) Corp. Dimensions 16'2 x 13'2 12'10 x 9'10 13'2 x 10'11 16'8 x 12'7 19'1 x 9'2	DWNSHIP 8, NEW WESTMIN vate Yard,Recreation Nearby,S Garage Door Opener Floor Main Above Above	Shopping Nearby Type Laundry Bedroom Den	16' x 5' 21'1 x 12'2 x	5 13'3 13'8
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main	Electricity,Natural Gas, LOT 3, PLAN LMP164 Central Location,Golf C ClthWsh/Dryr/Frdg/Stv Homelife Benchmark F Living Room Kitchen Dining Room Family Room Eating Area Primary Bedroom	10, PART NE1/4, SECTION 35, To Course Nearby,Private Setting,Priv re/DW,Drapes/Window Coverings, Realty (Langley) Corp. Dimensions 16'2 x 13'2 12'10 x 9'10 13'2 x 10'11 16'8 x 12'7 19'1 x 9'2 13'4 x 11'8	DWNSHIP 8, NEW WESTMIN vate Yard,Recreation Nearby,S Garage Door Opener Floor Main Above Above	Shopping Nearby Type Laundry Bedroom Den Storage	16' x 5' 21'1 x 12'2 x 14'5 x	5 13'3 13'8
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main	Electricity,Natural Gas, LOT 3, PLAN LMP164 Central Location,Golf C ClthWsh/Dryr/Frdg/Stv Homelife Benchmark F Living Room Kitchen Dining Room Family Room Eating Area Primary Bedroom	10, PART NE1/4, SECTION 35, To Course Nearby,Private Setting,Priv re/DW,Drapes/Window Coverings, Realty (Langley) Corp. Dimensions 16'2 x 13'2 12'10 x 9'10 13'2 x 10'11 16'8 x 12'7 19'1 x 9'2 13'4 x 11'8	DWNSHIP 8, NEW WESTMIN vate Yard,Recreation Nearby,S Garage Door Opener Floor Main Above Above	Shopping Nearby Type Laundry Bedroom Den	16' x 5' 21'1 x 12'2 x	5 13'3 13'8
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	Electricity,Natural Gas, LOT 3, PLAN LMP164 Central Location,Golf C ClthWsh/Dryr/Frdg/Stv Homelife Benchmark F Type Living Room Kitchen Dining Room Family Room Eating Area Primary Bedroom Bedroom	10, PART NE1/4, SECTION 35, To Course Nearby,Private Setting,Priv re/DW,Drapes/Window Coverings, Realty (Langley) Corp. Dimensions 16'2 x 13'2 12'10 x 9'10 13'2 x 10'11 16'8 x 12'7 19'1 x 9'2 13'4 x 11'8 16' x 11'11	DWNSHIP 8, NEW WESTMIN vate Yard,Recreation Nearby,S Garage Door Opener Floor Main Above Above Above 11	Shopping Nearby Type Laundry Bedroom Den Storage	16' x 5' 21'1 x 12'2 x 14'5 x	5 13'3 13'8 18'3
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	Electricity,Natural Gas, LOT 3, PLAN LMP164 Central Location,Golf C ClthWsh/Dryr/Frdg/Stv Homelife Benchmark F Type Living Room Kitchen Dining Room Family Room Eating Area Primary Bedroom Bedroom	10, PART NE1/4, SECTION 35, To Course Nearby,Private Setting,Priv re/DW,Drapes/Window Coverings, Realty (Langley) Corp. Dimensions 16'2 x 13'2 12'10 x 9'10 13'2 x 10'11 16'8 x 12'7 19'1 x 9'2 13'4 x 11'8 16' x 11'11 # Of Rooms:	DWNSHIP 8, NEW WESTMIN vate Yard,Recreation Nearby,S Garage Door Opener Floor Main Above Above Above Above	Shopping Nearby Type Laundry Bedroom Den Storage Bathroom Floor	16' x 5' 21'1 x 12'2 x 14'5 x # of Pieces	5 13'3 13'8 18'3 Ensuite?
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above):	Electricity,Natural Gas, LOT 3, PLAN LMP164 Central Location,Golf C ClthWsh/Dryr/Frdg/Stv Homelife Benchmark F Living Room Kitchen Dining Room Family Room Eating Area Primary Bedroom Bedroom 2,082 sqft 562 sqft	10, PART NE1/4, SECTION 35, To Course Nearby,Private Setting,Priv re/DW,Drapes/Window Coverings, Realty (Langley) Corp. Dimensions 16'2 x 13'2 12'10 x 9'10 13'2 x 10'11 16'8 x 12'7 19'1 x 9'2 13'4 x 11'8 16' x 11'11 # Of Rooms: # Of Kitchens:	DWNSHIP 8, NEW WESTMIN vate Yard,Recreation Nearby,S Garage Door Opener Floor Main Above Above Above 11	Shopping Nearby Type Laundry Bedroom Den Storage Bathroom Floor Main	16' x 5' 21'1 x 12'2 x 14'5 x # of Pieces 5	5 13'3 13'8 18'3 Ensuite? Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Below):	Electricity,Natural Gas, LOT 3, PLAN LMP164 Central Location,Golf C ClthWsh/Dryr/Frdg/Stv Homelife Benchmark F Living Room Kitchen Dining Room Family Room Eating Area Primary Bedroom Bedroom 2,082 sqft 562 sqft 0 sqft	10, PART NE1/4, SECTION 35, To Course Nearby,Private Setting,Priv re/DW,Drapes/Window Coverings, Realty (Langley) Corp. Dimensions 16'2 x 13'2 12'10 x 9'10 13'2 x 10'11 16'8 x 12'7 19'1 x 9'2 13'4 x 11'8 16' x 11'11 # Of Rooms: # Of Kitchens: # Of Levels:	DWNSHIP 8, NEW WESTMIN vate Yard,Recreation Nearby,S Garage Door Opener Floor Main Above Above Above Above 11 1 2	Shopping Nearby Type Laundry Bedroom Den Storage Bathroom Floor Main Main	16' x 5' 21'1 x 12'2 x 14'5 x # of Pieces 5 5	5 13'3 13'8 18'3 Ensuite? Yes No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	Electricity,Natural Gas, LOT 3, PLAN LMP164 Central Location,Golf C ClthWsh/Dryr/Frdg/Stv Homelife Benchmark F Living Room Kitchen Dining Room Family Room Eating Area Primary Bedroom Bedroom 2,082 sqft 562 sqft 0 sqft 0 sqft	10, PART NE1/4, SECTION 35, TO Course Nearby,Private Setting,Priv re/DW,Drapes/Window Coverings, Realty (Langley) Corp. Dimensions 16'2 x 13'2 12'10 x 9'10 13'2 x 10'11 16'8 x 12'7 19'1 x 9'2 13'4 x 11'8 16' x 11'11 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	DWNSHIP 8, NEW WESTMIN vate Yard,Recreation Nearby,S Garage Door Opener Floor Main Above Above Above Above 11 1 2	Shopping Nearby Type Laundry Bedroom Den Storage Bathroom Floor Main Main	16' x 5' 21'1 x 12'2 x 14'5 x # of Pieces 5 5	5 13'3 13'8 18'3 Ensuite? Yes No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	Electricity,Natural Gas, LOT 3, PLAN LMP164 Central Location,Golf C ClthWsh/Dryr/Frdg/Stv Homelife Benchmark F Living Room Kitchen Dining Room Family Room Eating Area Primary Bedroom Bedroom 2,082 sqft 562 sqft 0 sqft 0 sqft 2,644 sqft	10, PART NE1/4, SECTION 35, TO Course Nearby,Private Setting,Priv re/DW,Drapes/Window Coverings, Realty (Langley) Corp. Dimensions 16'2 x 13'2 12'10 x 9'10 13'2 x 10'11 16'8 x 12'7 19'1 x 9'2 13'4 x 11'8 16' x 11'11 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	DWNSHIP 8, NEW WESTMIN vate Yard,Recreation Nearby,S Garage Door Opener Floor Main Above Above Above Above 11 1 2 None	Shopping Nearby Type Laundry Bedroom Den Storage Bathroom Floor Main Main	16' x 5' 21'1 x 12'2 x 14'5 x # of Pieces 5 5	5 13'3 13'8 18'3 Ensuite? Yes No

RANCHER ALERT!! Spacious rancher with loft offers 2644 SF, 3 bedrooms, 3 full baths with large primary bedroom & luxury ensuite with jacuzzi soaker on main floor. Loft is complete with 1 bedroom with ensuite & an open den area, perfect for your office and guests! Features include vaulted ceilings, 2 fireplaces, ceramics, parquet hardwood, new plush carpets, central AC & irrigation system. Double French doors open to a stunning private patio/yard with natural gas hook up, several garden areas, mature landscaping and lots of room for the tramp & swings. Located on a 7580 SF yard, in the heart of Greenwood Estates, Walnut Grove's best location! Walk to Gordon Greenwood Elementary and WG Secondary! Call your Realtor to arrange your private showing now!



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