## 5103 219A STREET LANGLEY

Murrayville, V3A 8P8

<b>Residential Detached</b>
\$1,198,800 (LP)

		Marray	ille, V3A 8P8			
Depth/Size (ft):	102.36	Bedrooms:	3	Approx. Year Buil	lt: 1989	9
rontage (ft):	68.57	Bathrooms:	2	Age:	36	
ot Area: (sq.ft.)	6,997.00	Full Baths:	2	Zoning:	R1-0	C
lood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,8	47.84
Rear Yard Exp:	West			For Tax Year:	2024	1
/iew:	No			P.I.D.:		486-859
Style of Home:	1 Storey,Rancher/Bun	ngalow	Parking:	Total: 6 - Covered:	: 2	
Construction:	Frame - Wood		Covered Parking:	2		
xterior:	Mixed,Stone,Vinyl		Parking Access:	Front		
oundation:			Parking:	Garage; Double,R	V Parking Avail.	
lain Screen:			Locker:			
Renovations:			Units in Dev:			
of Fireplaces:	1 - Fuel: Natural Gas		Distance to:			
Vater Supply:	City/Municipal		Title to Land:	Freehold NonStrat	ta	
uel/Heating:	Forced Air,Natural Ga	S	Property Disc:	No		
Outdoor Area:	Fenced Yard,Patio(s),		PAD Rental:	-		
ype of Roof:	Wood		Fixtures Leased:	Yes		
loor Finish:	Laminate, Vinyl/Linole	um Wall/Wall/Mixed	Fixtures Rmvd:	Yes		
/iew:	No		<u>'</u>			
Igmt. Company:						
/Igmt. Company: Complex / Subdiv:	Murrayville	- Sapitary Sower Water	<u>'</u>			
Agmt. Company: Complex / Subdiv: Services Connected:	Murrayville Electricity,Natural Gas	s,Sanitary Sewer,Water				
Agmt. Company: Complex / Subdiv: Services Connected: .egal:	Murrayville Electricity,Natural Gas LOT "J" SECTION 6 T	OWNSHIP 11 NEW WESTMINSTE	R DISTRICT PLAN 75720			
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities:	Murrayville Electricity,Natural Gas LOT "J" SECTION 6 T Air Cond./Central,Gar	OWNSHIP 11 NEW WESTMINSTE den,Storage,Wheelchair Access				
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences:	Murrayville Electricity,Natural Gas LOT "J" SECTION 6 T Air Cond./Central,Gar Central Location,Golf	OWNSHIP 11 NEW WESTMINSTE den,Storage,Wheelchair Access Course Nearby,Private Yard,Recrea	tion Nearby,Shopping Nearb	у		
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	Murrayville Electricity,Natural Gas LOT "J" SECTION 6 T Air Cond./Central,Gar Central Location,Golf	OWNSHIP 11 NEW WESTMINSTE den,Storage,Wheelchair Access	tion Nearby,Shopping Nearb	у		
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Murrayville Electricity,Natural Gas LOT "J" SECTION 6 T Air Cond./Central,Gar Central Location,Golf Air Conditioning,ClthV	TOWNSHIP 11 NEW WESTMINSTE rden,Storage,Wheelchair Access Course Nearby,Private Yard,Recrea Nsh/Dryr/Frdg/Stve/DW,Storage She	tion Nearby,Shopping Nearb	у		
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Murrayville Electricity,Natural Gas LOT "J" SECTION 6 T Air Cond./Central,Gar Central Location,Golf	TOWNSHIP 11 NEW WESTMINSTE rden,Storage,Wheelchair Access Course Nearby,Private Yard,Recrea Nsh/Dryr/Frdg/Stve/DW,Storage She	tion Nearby,Shopping Nearb	y		
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	Murrayville Electricity,Natural Gas LOT "J" SECTION 6 T Air Cond./Central,Gar Central Location,Golf Air Conditioning,ClthV	TOWNSHIP 11 NEW WESTMINSTE rden,Storage,Wheelchair Access Course Nearby,Private Yard,Recrea Nsh/Dryr/Frdg/Stve/DW,Storage She	tion Nearby,Shopping Nearb	Туре	Dimen	sions
Igmt. Company: complex / Subdiv: services Connected: egal: menities: site Influences: seatures: Bylaw Restric: isting Broker(s):	Murrayville Electricity,Natural Gas LOT "J" SECTION 6 T Air Cond./Central,Gar Central Location,Golf Air Conditioning,ClthV Royal LePage - Wolst	TOWNSHIP 11 NEW WESTMINSTE rden,Storage,Wheelchair Access Course Nearby,Private Yard,Recrea Wsh/Dryr/Frdg/Stve/DW,Storage She rencroft	tion Nearby,Shopping Nearb		<b>Dimen</b> 10'7 x 1	
Agmt. Company: Complex / Subdiv: Gervices Connected: Legal: Amenities: Site Influences: Geatures: Bylaw Restric: Listing Broker(s):	Murrayville Electricity,Natural Gas LOT "J" SECTION 6 T Air Cond./Central,Gar Central Location,Golf Air Conditioning,ClthV Royal LePage - Wolst	TOWNSHIP 11 NEW WESTMINSTE rden,Storage,Wheelchair Access Course Nearby,Private Yard,Recrea Nsh/Dryr/Frdg/Stve/DW,Storage She rencroft Dimensions	tion Nearby,Shopping Nearb	Туре		9'
Igmt. Company: Complex / Subdiv: Gervices Connected: Legal: Amenities: Gite Influences: Geatures: Bylaw Restric: Listing Broker(s): Loor Iain	Murrayville Electricity,Natural Gas LOT "J" SECTION 6 T Air Cond./Central,Gar Central Location,Golf Air Conditioning,ClthV Royal LePage - Wolst <b>Type</b> Living Room	TOWNSHIP 11 NEW WESTMINSTE rden,Storage,Wheelchair Access Course Nearby,Private Yard,Recrea Nsh/Dryr/Frdg/Stve/DW,Storage She rencroft Dimensions 16'8 x 14'5	tion Nearby,Shopping Nearb ed Floor Main	<b>Type</b> Bedroom	10'7 x 5	9' < 8'9
Igmt. Company: complex / Subdiv: Gervices Connected: egal: menities: Site Influences: features: Bylaw Restric: isting Broker(s): loor lain lain	Murrayville Electricity,Natural Gas LOT "J" SECTION 6 T Air Cond./Central,Gar Central Location,Golf Air Conditioning,ClthV Royal LePage - Wolst <b>Type</b> Living Room Dining Room	TOWNSHIP 11 NEW WESTMINSTE rden,Storage,Wheelchair Access Course Nearby,Private Yard,Recrea Nsh/Dryr/Frdg/Stve/DW,Storage She tencroft <b>Dimensions</b> 16'8 x 14'5 12'3 x 8'7	tion Nearby,Shopping Nearb ed Floor Main Main	<b>Type</b> Bedroom Bedroom	10'7 x 9 10'10 x	9' < 8'9 '2
Igmt. Company: complex / Subdiv: eervices Connected: egal: menities: ite Influences: eatures: eatures: isting Broker(s): loor lain lain lain	Murrayville Electricity,Natural Gas LOT "J" SECTION 6 T Air Cond./Central,Gar Central Location,Golf Air Conditioning,ClthV Royal LePage - Wolst <b>Type</b> Living Room Dining Room Kitchen Family Room	TOWNSHIP 11 NEW WESTMINSTE rden,Storage,Wheelchair Access Course Nearby,Private Yard,Recrea Nsh/Dryr/Frdg/Stve/DW,Storage She tencroft Dimensions 16'8 × 14'5 12'3 × 8'7 10'1 × 9'7 16'10 × 10'	tion Nearby,Shopping Nearb ed Floor Main Main Main	<b>Type</b> Bedroom Bedroom Foyer	10'7 x 5 10'10 x 5'9 x 5	9' < 8'9 '2
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Murrayville Electricity,Natural Gas LOT "J" SECTION 6 T Air Cond./Central,Gar Central Location,Golf Air Conditioning,ClthV Royal LePage - Wolst <b>Type</b> Living Room Dining Room Kitchen	TOWNSHIP 11 NEW WESTMINSTE rden,Storage,Wheelchair Access Course Nearby,Private Yard,Recrea Wsh/Dryr/Frdg/Stve/DW,Storage Sha tencroft Dimensions 16'8 × 14'5 12'3 × 8'7 10'1 × 9'7 16'10 × 10' 9'10 × 6'9	tion Nearby,Shopping Nearb ed Floor Main Main Main	<b>Type</b> Bedroom Bedroom Foyer	10'7 x 5 10'10 x 5'9 x 5	9' < 8'9 '2
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	Murrayville Electricity,Natural Gas LOT "J" SECTION 6 T Air Cond./Central,Gar Central Location,Golf Air Conditioning,ClthV Royal LePage - Wolst Type Living Room Dining Room Kitchen Family Room Eating Area	TOWNSHIP 11 NEW WESTMINSTE rden,Storage,Wheelchair Access Course Nearby,Private Yard,Recrea Nsh/Dryr/Frdg/Stve/DW,Storage She tencroft Dimensions 16'8 × 14'5 12'3 × 8'7 10'1 × 9'7 16'10 × 10'	tion Nearby,Shopping Nearb ed Floor Main Main Main	<b>Type</b> Bedroom Bedroom Foyer	10'7 x 5 10'10 x 5'9 x 5	9' < 8'9 '2
Agmt. Company: Complex / Subdiv: Gervices Connected: .egal: Amenities: Gite Influences: Geatures: Bylaw Restric: .isting Broker(s): loor lain lain lain lain lain	Murrayville Electricity,Natural Gas LOT "J" SECTION 6 T Air Cond./Central,Gar Central Location,Golf Air Conditioning,ClthV Royal LePage - Wolst <b>Type</b> Living Room Dining Room Kitchen Family Room Eating Area Solarium Primary Bedroom	TOWNSHIP 11 NEW WESTMINSTE rden,Storage,Wheelchair Access Course Nearby,Private Yard,Recrea Nsh/Dryr/Frdg/Stve/DW,Storage She rencroft Dimensions 16'8 × 14'5 12'3 × 8'7 10'1 × 9'7 16'10 × 10' 9'10 × 6'9 13'2 × 9'1 13'8 × 11'11	tion Nearby,Shopping Nearb ed Floor Main Main Main Main	<b>Type</b> Bedroom Bedroom Foyer Laundry	10'7 x 1 10'10 x 5'9 x 5' 8'8 x 5'	9' < 8'9 '2 '3
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain ain ain ain ain ain ain	Murrayville Electricity,Natural Gas LOT "J" SECTION 6 T Air Cond./Central,Gar Central Location,Golf Air Conditioning,ClthV Royal LePage - Wolst <b>Type</b> Living Room Dining Room Kitchen Family Room Eating Area Solarium Primary Bedroom	TOWNSHIP 11 NEW WESTMINSTE rden,Storage,Wheelchair Access Course Nearby,Private Yard,Recrea Nsh/Dryr/Frdg/Stve/DW,Storage Sho tencroft Dimensions 16'8 × 14'5 12'3 × 8'7 10'1 × 9'7 16'10 × 10' 9'10 × 6'9 13'2 × 9'1 13'8 × 11'11 # Of Rooms:	tion Nearby,Shopping Nearb ed Floor Main Main Main Main Main	Type Bedroom Bedroom Foyer Laundry Bathroom Floor	10'7 x 5 10'10 × 5'9 x 5' 8'8 x 5' <b># of Pieces</b>	9' < 8'9 '2 '3 <b>Ensuite?</b>
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 bain ba	Murrayville Electricity,Natural Gas LOT "J" SECTION 6 T Air Cond./Central,Gar Central Location,Golf Air Conditioning,ClthV Royal LePage - Wolst Type Living Room Dining Room Kitchen Family Room Eating Area Solarium Primary Bedroom	TOWNSHIP 11 NEW WESTMINSTE rden,Storage,Wheelchair Access Course Nearby,Private Yard,Recrea Wsh/Dryr/Frdg/Stve/DW,Storage Sha tencroft Dimensions 16'8 × 14'5 12'3 × 8'7 10'1 × 9'7 16'10 × 10' 9'10 × 6'9 13'2 × 9'1 13'8 × 11'11 # Of Rooms: # Of Kitchens:	tion Nearby,Shopping Nearb ed Floor Main Main Main Main 11 1	Type Bedroom Bedroom Foyer Laundry Bathroom Floor Main	10'7 x 5 10'10 × 5'9 x 5 8'8 x 5' <b># of Pieces</b> 4	9' < 8'9 '2 '3 <b>Ensuite?</b> No
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 Gas LOT "J" SECTION 6 T Air Cond./Central,Gar Central Location,Golf Air Conditioning,ClthV Royal LePage - Wolst Type Living Room Dining Room Kitchen Family Room Eating Area Solarium Primary Bedroom	TOWNSHIP 11 NEW WESTMINSTE rden,Storage,Wheelchair Access Course Nearby,Private Yard,Recrea Wsh/Dryr/Frdg/Stve/DW,Storage Sha tencroft Dimensions 16'8 × 14'5 12'3 × 8'7 10'1 × 9'7 16'10 × 10' 9'10 × 6'9 13'2 × 9'1 13'8 × 11'11 # Of Rooms: # Of Kitchens: # Of Levels:	tion Nearby,Shopping Nearb ed Floor Main Main Main Main 11 1	Type Bedroom Bedroom Foyer Laundry Bathroom Floor	10'7 x 5 10'10 × 5'9 x 5' 8'8 x 5' <b># of Pieces</b>	9' < 8'9 '2 '3 <b>Ensuite?</b>
Igmt. Company: omplex / 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 Gas LOT "J" SECTION 6 T Air Cond./Central,Gar Central Location,Golf Air Conditioning,ClthV Royal LePage - Wolst Type Living Room Dining Room Kitchen Family Room Eating Area Solarium Primary Bedroom	TOWNSHIP 11 NEW WESTMINSTE rden,Storage,Wheelchair Access Course Nearby,Private Yard,Recrea Wsh/Dryr/Frdg/Stve/DW,Storage Sha tencroft Dimensions 16'8 × 14'5 12'3 × 8'7 10'1 × 9'7 16'10 × 10' 9'10 × 6'9 13'2 × 9'1 13'8 × 11'11 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	tion Nearby,Shopping Nearb ed Floor Main Main Main Main 11 1	Type Bedroom Bedroom Foyer Laundry Bathroom Floor Main	10'7 x 5 10'10 × 5'9 x 5 8'8 x 5' <b># of Pieces</b> 4	9' < 8'9 '2 '3 <b>Ensuite?</b> No
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor ain ain ain ain ain ain ain ain inished Floor (Main): inished Floor (Below): inished Floor (Bsmt):	Murrayville Electricity,Natural Gas LOT "J" SECTION 6 T Air Cond./Central,Gar Central Location,Golf Air Conditioning,ClthV Royal LePage - Wolst Type Living Room Dining Room Kitchen Family Room Eating Area Solarium Primary Bedroom	TOWNSHIP 11 NEW WESTMINSTE rden,Storage,Wheelchair Access Course Nearby,Private Yard,Recrea Nsh/Dryr/Frdg/Stve/DW,Storage Sha tencroft Dimensions 16'8 × 14'5 12'3 × 8'7 10'1 × 9'7 16'10 × 10' 9'10 × 6'9 13'2 × 9'1 13'8 × 11'11 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	tion Nearby,Shopping Nearb ed Floor Main Main Main Main 11 1 1 None	Type Bedroom Bedroom Foyer Laundry Bathroom Floor Main	10'7 x 5 10'10 × 5'9 x 5 8'8 x 5' <b># of Pieces</b> 4	9' < 8'9 '2 '3 <b>Ensuite?</b> No
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Toor lain lain lain lain lain lain lain lain	Murrayville Electricity,Natural Gas LOT "J" SECTION 6 T Air Cond./Central,Gar Central Location,Golf Air Conditioning,ClthV Royal LePage - Wolst Type Living Room Dining Room Kitchen Family Room Eating Area Solarium Primary Bedroom	TOWNSHIP 11 NEW WESTMINSTE rden,Storage,Wheelchair Access Course Nearby,Private Yard,Recrea Wsh/Dryr/Frdg/Stve/DW,Storage Sha tencroft Dimensions 16'8 × 14'5 12'3 × 8'7 10'1 × 9'7 16'10 × 10' 9'10 × 6'9 13'2 × 9'1 13'8 × 11'11 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	tion Nearby,Shopping Nearb ed Floor Main Main Main Main 11 1 1 1 None Crawl	Type Bedroom Bedroom Foyer Laundry Bathroom Floor Main	10'7 x 5 10'10 × 5'9 x 5 8'8 x 5' <b># of Pieces</b> 4	9' < 8'9 '2 '3 <b>Ensuite?</b> No
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main	Murrayville Electricity,Natural Gas LOT "J" SECTION 6 T Air Cond./Central,Gar Central Location,Golf Air Conditioning,ClthV Royal LePage - Wolst Type Living Room Dining Room Kitchen Family Room Eating Area Solarium Primary Bedroom	TOWNSHIP 11 NEW WESTMINSTE rden,Storage,Wheelchair Access Course Nearby,Private Yard,Recrea Nsh/Dryr/Frdg/Stve/DW,Storage Sha tencroft Dimensions 16'8 × 14'5 12'3 × 8'7 10'1 × 9'7 16'10 × 10' 9'10 × 6'9 13'2 × 9'1 13'8 × 11'11 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	tion Nearby,Shopping Nearb ed Floor Main Main Main Main 11 1 1 None	Type Bedroom Bedroom Foyer Laundry Bathroom Floor Main	10'7 x 5 10'10 × 5'9 x 5 8'8 x 5' <b># of Pieces</b> 4	9' < 8'9 '2 '3 <b>Ensuite?</b> No

Welcome to this well maintained 1647 sqft 3 bedroom, 2 bathroom rancher, nestled on an ultra quiet street in sought-after Murrayville. Boasting a bright, spacious layout, this home welcomes you into a foyer that flows to a large living & dining area, complete with cozy gas fireplace. Maple kitchen opens to the eating area & family room that steps out to the sunroom & private west-facing yard with a patio & gazebo - ideal for year-round entertaining or simply relaxing in your private oasis. Loads of parking - double-car garage, large driveway & room for your RV! Shed for extra storage. Central A/C. Minutes to everything - shopping, WC Blair Rec Centre, parks & golf courses. Don't miss this opportunity to make this Murrayville gem your new home!

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