



OAKWYN REALTY
NORTHWEST

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19664 76A AVENUE Langley, BC V2Y 3V3



House/Single Family Active Age 4

\$1,559,000 \$554 \$/Ft² Floor area

List Date 15/06/2026 **1 days**

\$/Ft² Floor Area **\$553.82**

\$/Ft² Lot Size **\$523.33**

2026 Total Assessed Value **\$1,606,000**

Original Price **\$1,559,000**

List Price **\$1,559,000**


Gross Taxes **\$5,754.27**

For Tax Year **2025**


Area **Langley**

Sub-Area / Community **Willoughby Heights**

 **5**
Bedrooms

 **2,815**
Ft² Floor Area

 **3**
Parking Total

 **4**
Bathrooms

 **2,979**
Ft² Lot Size

 **2022**
Year Built

MOVE-IN READY with NO GST, proudly built by award-winning Miracon. This 5 bed, 3.5 bath home includes a vacant legal 2-bedroom suite, offering excellent flexibility for extended family or rental income. Enjoy over \$14,000 in hardwood flooring upgrades, heated bathroom floors, A/C, EV charger, and more! Main level features 10' ceilings, oversized windows, and an open layout. Relax in the spacious living room with cozy gas fireplace, while the large den works well as a home office, study, or flex space. Primary bedroom features vaulted ceiling, double vanity, and free-standing tub for a spa-inspired ensuite. Private fenced backyard, detached double garage and an extra parking. Near schools, Hwy 1, Willoughby Town Centre, and Langley Events Centre. Open House: (Sat & Sun) June 20-21, 2-4pm.

Features

Heating/Cooling: Forced Air, Hot Water, Natural Gas
Indoor/Outdoor Features: Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Security - Roughed In, Smoke Alarm, Vacuum - Roughed In, Vaulted Ceiling, Fenced Yard, Patio(s)
Suite: Legal Suite
Basement Area: Full, Fully Finished, Separate Entry
Crawl/Bsm. Ht:
Laundry:
Floor Finish: Hardwood, Tile, Carpet
Renovations:
Fireplaces: 1 (Fuel: Natural Gas)
Accessibility:
Virtual Tour: [link](#)
Additional Links:

Parking

Parking Total: 3
Parking: Add. Parking Avail., Garage; Double, Open
Parking Access: Lane, Rear

Property

Style of Home: 2 Storey w/Bsmt.
Finished Area: 2,815.00 ft²
Unfinished Area: 0.00
Total Area: 2,815.00 ft²
View:
Waterview:
Waterfront:
Ownership: Freehold NonStrata
Occupancy: Vacant
Zoning: R-CL(A), Residential Compact Lot Zone
Site Influences: Central Location, Recreation
Nearby, Shopping Nearby

Construction Details

Property Class: Residential Detached
Property Type: House/Single Family
Construction: Frame - Wood
Exterior: Fibre Cement Board, Mixed, Wood
Foundation: Concrete Perimeter
Roof: Asphalt

Lot

Depth: 92.18 ft
Frontage: 32.22 ft
Lot Size Dimensions: 92.18 x 32.22
Acres: 0.07
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water
Sewer Type: City/Municipal
Water Supply: City/Municipal
Restrictions:
Lot Features:

MLS® #: R3136320

Last Updated: 16/06/2026

Listing Brokerage: Oakwyn Realty Northwest

Listing Agent: Jonathan Chao

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Level	Type	Dimension	Level	Type	Dimension
Above	Bathroom	3pc	Main	Dining Room	11'9x7'3
Above	Bathroom w/Ensuite	5pc	Main	Kitchen	12'4x11'2
Bsmt	Bathroom	3pc	Main	Living Room	16'4x15'9
Main	Bathroom	2pc	Main	Mud Room	6'6x4'11
Main	Den	10'8x8'11			



AGENT INFO Jonathan Chao hello@jchaorealty.com 1 (604) 616-0251 Oakwyn Realty Northwest	ADDRESS 19664 76A AVE, LANGLEY		AREA CALCULATION		PLEASE NOTE THIS FLOOR PLAN IS FOR MARKETING PURPOSES AND IS TO BE USED AS A GUIDE ONLY. IT IS NOT INTEND FOR ANY CONTRACT, WARRANTY OR ENGINEERING PURPOSES. ALL EFFORTS HAVE BEEN MAKE TO ENSURE ITS ACCURACY AT TIME OF PRINT. CHANGES MAY BE MADE DURING THE DEVELOPMENT PROCESS AND DIMENSIONS, FIXTURES, FITTINGS, FINISHES AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. WINDOW PLACEMENT, BALCONY EACH PLAN TYPE. PLEASE REFER TO CONTRACT DRAWING FOR MORE ACCURATE INFORMATION ON PARTICULAR PROPERTY. ALL MEASUREMENTS ARE APPROXIMATE. THE ABOVE INFORMATION IS FROM SOURCES BELIEVED RELIABLE BUT SHOULD BE RELIED UPON WITHOUT VERIFICATION. THE BROKERAGE AND THE AGENT ASSUME NO RESPONSIBILITY FOR ITS ACCURACY.
	DATED 15/06/2026	SCALE N.T.S	BASEMENT 860 sq ft MAIN FLOOR 980 sq ft UPPER FLOOR 975 sq ft TOTAL LIVING AREA 2815 sq ft	EXCLUDED AREA PORCH 1 93 sq ft PORCH 2 137 sq ft GARAGE 366 sq ft PARKING SPACE 239 sq ft	

The enclosed information, while deemed to be correct, is not guaranteed.