

**Active**  
**R3069806**  
 Board: F, Detached  
 House/Single Family

**6760 197 STREET**

Langley  
 Willoughby Heights  
 V2Y 1A9

**\$899,000** (LP)  
 (SP)



Days on Market: **19** List Date: **11/25/2025** Seller's Acceptance Date:  
 Orig. Price: **\$899,000** Expiry Date: **5/30/2026** Subject Removal Date:  
 Prev. Price: **\$0** Completion Date:

Meas. Type: **Feet** If new, GST/HST inc?: Approx. Year Built: **1981**  
 Frontage (feet): **40.00** Bedrooms: **2** Age: **44**  
 Frontage (metres): **12.19** Bathrooms: **2** Zoning: **R-1A**  
 Depth / Size: Full Baths: **2** Gross Taxes: **\$3,746.31**  
 Lot Area (sq.ft.): **4,003.00** Half Baths: **0** For Tax Year: **2025**  
 Lot Area (acres): **0.09** Rear Yard Exp: Tax Inc. Utilities?: **No**  
 Flood Plain: P.I.D.: **005-509-068** Tour:  
 View: **No**  
 Complex/Subdiv: **Langley Meadows**  
 First Nation Reserve:  
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow**  
 Construction: **Frame - Wood**  
 Exterior: **Brick, Mixed, Vinyl**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Electric**  
 Fuel/Heating: **Forced Air**  
 Outdoor Area: **Fenced Yard, Patio(s)**

Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**  
 Parking: **Garage; Single**  
 Driveway Finish:  
 Dist. to Public Transit: **Close** Dist. to School Bus: **Close**  
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
 Seller's Interest: **Estate Sale, Registered Owner**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Vinyl/Linoleum, Wall/Wall/Mixed, Carpet**

Legal: **LOT 69, PLAN NWP57098, PART SE1/4, SECTION 15, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Smoke Alarm**

Municipal Charges  
 Garbage:  
 Water:  
 Dyking:  
 Sewer:  
 Other:

Finished Floor (Main): **1,337**  
 Finished Floor (Above): **0**  
 Finished Floor (AbvMain2): **0**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **1,337 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **1,337 sq. ft.**  
 Flr Area (Det'd 2nd Res): **sq. ft.**

Floor	Type	Dimensions
Main	Living Room	15'3x13'3
Main	Dining Room	10'8x8'0
Main	Kitchen	10'0x9'6
Main	Nook	9'6x7'0
Main	Primary Bedroom	15'0x14'9
Main	Bedroom	11'6x10'0
Main	Laundry	11'6x5'6
Main	Walk-In Closet	8'0x7'0
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	Floor	#Pcs
	Main	3
	Main	3

Suite: **None**  
 Basement: **Crawl**

Crawl/Bsmt. Ht: # of Levels: **1**  
 # of Kitchens: **1** # of Rooms: **8**

Manuf Type: Registered in MHR?:  
 MHR#: CSA/BCE:  
 ByLaw Restrictions: PAD Rental: Maint. Fee:

List Broker 1: **Royal LePage - Wolstencroft - Office: 604-530-0231**  
 List Desig Agt 1: **Austin Catalano - Phone: 778-887-1760**  
 List Broker 2: 3:  
 List Desig Agt 2: 3:  
 Buyer's Broker 1: 3:  
 Buyer's Agent 1: 2:  
 Owner: **\*\*Privacy Protected\*\* WILLIAM LAWRENCE RAILTON**  
 Commission: **3.22% ON THE FIRST \$100,000 / 1.15% ON THE REMAINING BALANCE**

Appointments: **Touchbase**  
 Call: **TOUCHBASE**  
 Phone: **778-887-1760**

Occupancy: **Vacant**

Realtor Remarks: **PRIVACY - DO NOT SOLICIT. MEASUREMENTS DONE BY AFK DIGITAL MEDIA, buyer or buyers agent to verify if deemed important prior to subject removal. MLS data are deemed to be correct but are not guaranteed and should be verified by the buyer, or buyers agent before removing subjects. Will receive and present all offers without buyer's representation present.**

**Welcome to Langley Meadows! This lovingly cared for rancher with evident pride of ownership features 2 large bedrooms, 2 bathrooms and is conveniently located close to Willowbrook, Costco, parks, recreation, schools, and much more. Perfectly situated on a peaceful street, this single-story home offers 1,200+ sq. ft. of comfortable living space, ideal for those seeking a low-maintenance lifestyle without sacrificing style or functionality. The fully fenced backyard is a private oasis with room for gardening, entertaining, or relaxing in the sun. Bring your design ideas! Don't miss out on this opportunity to own in one of Langley's most desirable neighbourhoods! Call today for your private viewing.**