

For Sale

20418, 20442 & 20464 76 Avenue
Langley, BC



36 Lot Subdivision in Langley's Yorkson Neighbourhood

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For sale

Opportunity summary

This offering is an opportunity to acquire a shovel-ready, 36 lot subdivision in Yorkson, one of the Township of Langley's most sought after neighbourhoods.

The 3 parcel assembly is a total of 3.61 acres, located in a new school catchment in the southwest quadrant of Yorkson.

A subdivision application for a mixture of rowhome, duplex and detached lots has achieved 3rd Reading, has a completed servicing agreement and is ready for Final Reading.

Property summary

PROPERTY ADDRESSES

20418, 20442 & 20464 76 Avenue, Langley

PIDs

007-190-026, 002-832-151, 002-832-160

SITE SIZE

3.61 acres

NEIGHBOURHOOD PLAN

Yorkson

LAND USE DESIGNATION

Single Family Mixed Residential (10 UPA)

APPLICATION STATUS

3rd Reading, Servicing Agreement Complete


CURRENT USE


Vacant Land


PROPERTY TAXES


\$39,123 (2025)

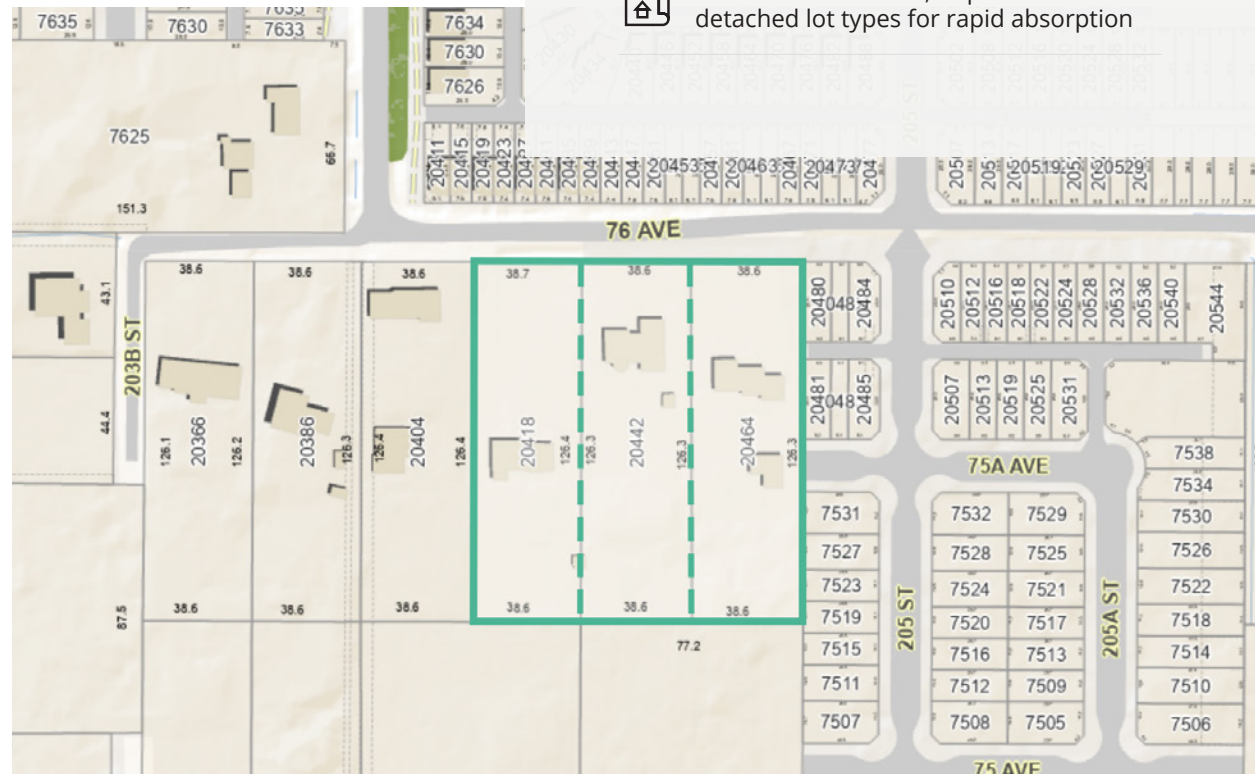
Highlights

 3.61 acres

 3rd Reading achieved for 36 lots

 Services at the property, with servicing agreement complete

 Mixture of rowhome, duplex and detached lot types for rapid absorption



For sale

Development potential

An existing application has achieved 3rd Reading for 36 lots, comprised of rowhome lots, duplex lots and single family detached lots.

Additional work has been done to complete the servicing agreement and make the subdivision ready for Final Reading.

The site is flat, mostly clear of trees and the old homes on the properties have already been demolished.

LEGEND & LOT MIX

- Qty: 2 Zone R1-A
- Qty: 4 Zone R-CL(CH)
- Qty: 4 Zone RCL(A) - Rear Loaded
- Qty: 8 Zone RCL(B) - Rear-Loaded
- Qty: 8 Zone RCL(SD)
- Qty: 10 Zone RCL(RH)
- [] Subject Site

Subdivision Layout



Project stats

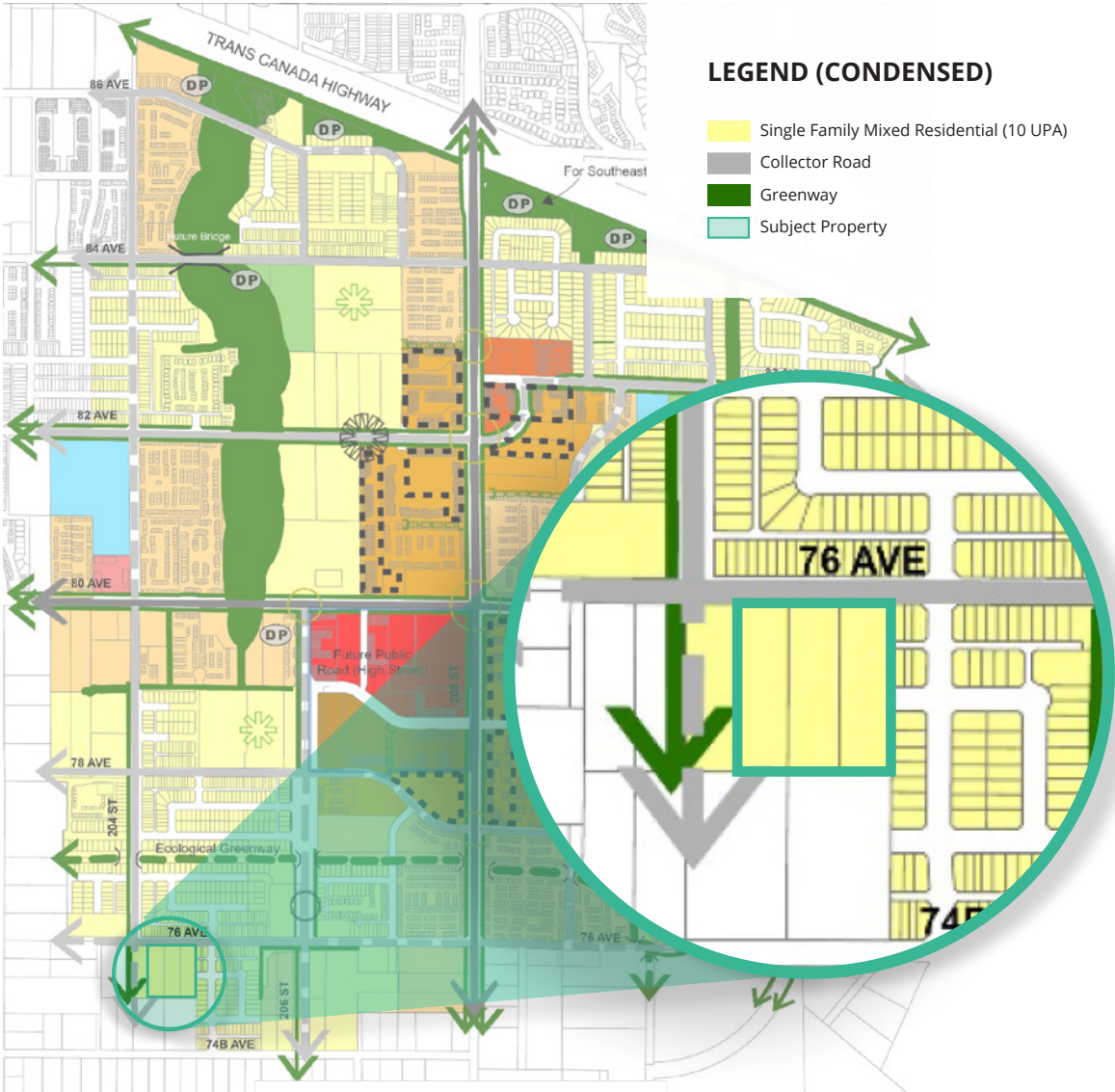
 **36**
total lots

 **18**
semi-detached lots

 **1,808 - 6,383 sf**
lot size range

For sale

Yorkson Land use map



Available documentation

Contact the listing agent for access to the data room of additional information including:

- Layout
- Survey
- Servicing Agreement
- Servicing Cost Estimate
- Civil Drawings
- ...and more

Asking price

Contact listing agent for price guidance.

Amenities

- Starbucks - Jericho
- Moreno's Market & Deli
- Subway
- Quesada Burritos & Tacos
- The Hard Bean Brunch Co.
- Oxygen Yoga & Fitness Willoughby
- The Mad Italian Pizza & Pints
- Noodlebox
- Flower Muse Studio
- TD
- Shoppers Drug Mart
- Mattu's Coffee & Tea
- Dairy Queen
- Hakam's Your Independent Grocer Langley
- The Tennis Centre - Langley
- Tim Hortons
- Stacked Pancake & Breakfast House
- COBS Bread
- Aura Natural Market
- Blacksmith Bakery
- Sidebar Grill
- Artigiano Langley
- McDonald's
- S+L Kitchen & Bar Langley
- Gold's Gym Langley
- FLUID SPA Langley
- Langley Events Centre
- Willoughby Stadium at Langley Events Centre
- Cafe Mili
- Rio Brazilian Steakhouse Langley
- Sushi Mura Langley

Willowbrook and Langley City

- Willowbrook Mall
- Costco
- Walmart
- Save-On-Foods
- Cascades Casino
- Restaurants & Breweries

BRT Station (@Carvolth Exchange)

BRT Station (@84 Ave)

BRT Station (@80 Ave)

BRT Station (@76 Ave)

BRT Station (@72 Ave)

Walnut Grove

- Fresh St. Market
- Cineplex Cinemas Langley
- Restaurants & Breweries

Subject Property

Location

The subject properties are located in the Yorkson sub-neighbourhood of Willoughby, one of the most desirable new communities in the Fraser Valley. The area is packed with amenities and the future development is walking distance to new schools, Willoughby Town Centre, parks and more.

Yorkson is a neighbourhood home buyers seek out specifically as the concentration of newer homes and amenities create a neighbourhood feel that is hard to replicate in other areas that are redeveloping next to old housing stock.

Additionally, quick access to Highway 1 makes it conveniently central within Metro Vancouver and the Fraser Valley.

Contact for more information

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