

**CLIENT FIRST COLLECTIVE**

# **ULTIMATE GUIDE TO LANGLEY BC**

*Relocation made easy.*

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## ABOUT ME



*Alex Dunbar*

***REALTOR, Listing & Relocation Specialist***

Hi, I'm Alex Dunbar! I'm a Local Real Estate agent with the Client First Collective Real Estate Group, and Real Broker. I've lived in the Langley & Surrey areas for over 30 years in various neighbourhoods and currently with my wife and soon to be newborn, and honestly couldn't imagine living anywhere else. From the parks, and local community, to the incredible distance to both Vancouver and US Border, there is no where else I'd rather call home. If you are thinking about moving to the area, first of all welcome! We made this guide just for you! In it you will find information about the area, local communities, attractions and more. We hope that you find this useful as you carefully consider your next step in life, and wish you nothing but this best!

*Living in the Lower Mainland*

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# WELCOME HOME!



## LIFE IN LANGLEY (MY STORY)

As someone who has grown up and spent the entirety of my life living in the Lower Mainland, specifically split between the cities of Langley & Surrey, During this time, I've gotten to know both incredibly well.

I've seen Langley go through immense changes both good and bad, from the first highrise buildings being constructed, to the approval for the SkyTrain expansion, to the widening of roads like 208th Street. The city has grown tremendously and continues to do so with no sign of slowing down anytime soon.

Buying real estate is not just for a place to call home, it's also an investment in your future. There's a lot to love but also a lot to look out for and that's why I'm here to guide you to making the best decision for you!

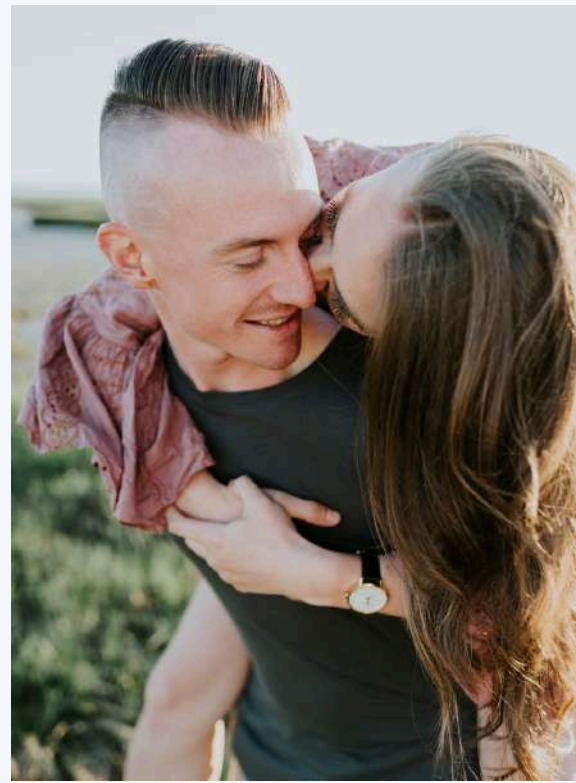
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I have always been passionate about serving and educating others. I could be doing anything but I chose to sell real estate because what better way is there to make a real difference in someone's life than by helping in the process of buying or selling a home? This is one of the most important financial decisions of most people's lives and I am dedicated to making it as enjoyable, efficient, and stress free as possible.

Prior to obtaining my real estate license, I completed a Bachelor of Science degree, specialized in Kinesiology, from Simon Fraser University. Although I am no longer pursuing a formal education, I consider myself a life student as I am always looking to learn and improve in all aspects of my life. University has equipped me with several tangible skills which strongly transfer and support being a great REALTOR®.

Growing up, living and working in Surrey for over 30 years has allowed me to become extremely knowledgeable of the city and its surrounding areas. Over that period of time, I have come to see the community grow and blossom as a whole.



I am extremely tech savvy and bring a strong marketing presence to the team. This will ensure that your house is seen by as many potential buyers as possible and will guarantee you get maximum compensation for your home. Additionally, the systems and processes I have implemented into our business model allow our communication with you to be flawless throughout the process.

I bring a new perspective to the team as I understand the changing interests and preferences of those young and old. Technology is continuously changing and if you don't adapt, you'll soon be left behind. I embrace these changes, however, I still believe that nothing can replace real human connection which is why I strive to understand your needs, act from a place of empathy and integrity, and personalize my service to you at the highest level.

Finding the right home makes all the difference. The importance of loving your home cannot be understated as this is the place that you will create a lifetime of memories. Growing up in such a home truly helped shape me into the person I am today. That's why I'm so passionate about helping you find the perfect home!





## A BRIEF OVERVIEW



### ABOUT LANGLEY

An important fact that not everyone is aware of is that when we talk about Langley, there are actually two separate municipalities. These are the Langley Township and Langley City. Langley Township is the larger of the two areas and encircles Langley City. Langley City is essentially the downtown portion of Langley where you will find the majority of commercial & industrial buildings. Typically when you hear someone talk about Langley, they don't make the distinction between the two and just refer to them as a whole.

The City of Langley is 10km<sup>2</sup> area bordering Surrey to its West and the Langley Township on all other sides. This is essentially the city centre where the majority of businesses in Langley are located.

The Township of Langley is significantly larger at 316km<sup>2</sup> and bordered by Surrey to the west, the US border to the south, and Abbotsford to the east. It is a district municipality which is adjacent to the township but politically is a separate entity.

## **Langley Township**

A place rich with history that's taking a fresh stance on modern living. Incorporated in Fort Langley in 1873, the township is known as the birthplace of BC and sits 45km east of Vancouver. With many neighbourhoods to explore, such as Aldergrove, Fort Langley, Walnut Grove, and Willoughby to name a few, this perfect mix of urban and countryside has something for everyone.

If the hustle and bustle of Vancouver doesn't appeal to you, Langley Township could offer the rural balance you're after. Seventy-five percent of the township is located within the Agriculture Land Reserve (BC's provincial zone that preserves land for the future), which influences many local events and attractions.

If you have your eyes on the horizon, Langley Township has a strong vision for the future, with promising goals for one of Metro Vancouver's already fastest growing municipalities. With a population increase of 13% since 2016 and more growth to come, Langley is committed to further developing infrastructure and amenities for incoming residents, who are drawn to the strong local economy, beautiful natural outskirts and all-round livability.

## **Community**

So what's life really like among the residents that call Langley Township home? With the average age of residents sitting around 40 and a total population of roughly 130,000, Langley Township is a family friendly location. Home to nine recreation centres and culture facilities, 86 parks and 82 sport fields, its perfect mix of city living and natural landscapes results in an exceptional spot for the work-play environment.

With an approximate 45 minute driving time into Vancouver, commuting is a relatively easy option for Langley Township residents. That said, the municipality has been named one of the best cities for work in BC, so there are opportunities to find employment without the trip into the big city.

## **The City of Langley**

An urban centre located in the heart of the Lower Mainland economic region. With a population of approximately 29,000, the City of Langley offers residents all the amenities of a major urban centre — great shopping and dining, world-class education and entertainment facilities, extensive recreational opportunities and community events — plus over 346 acres of parkland!

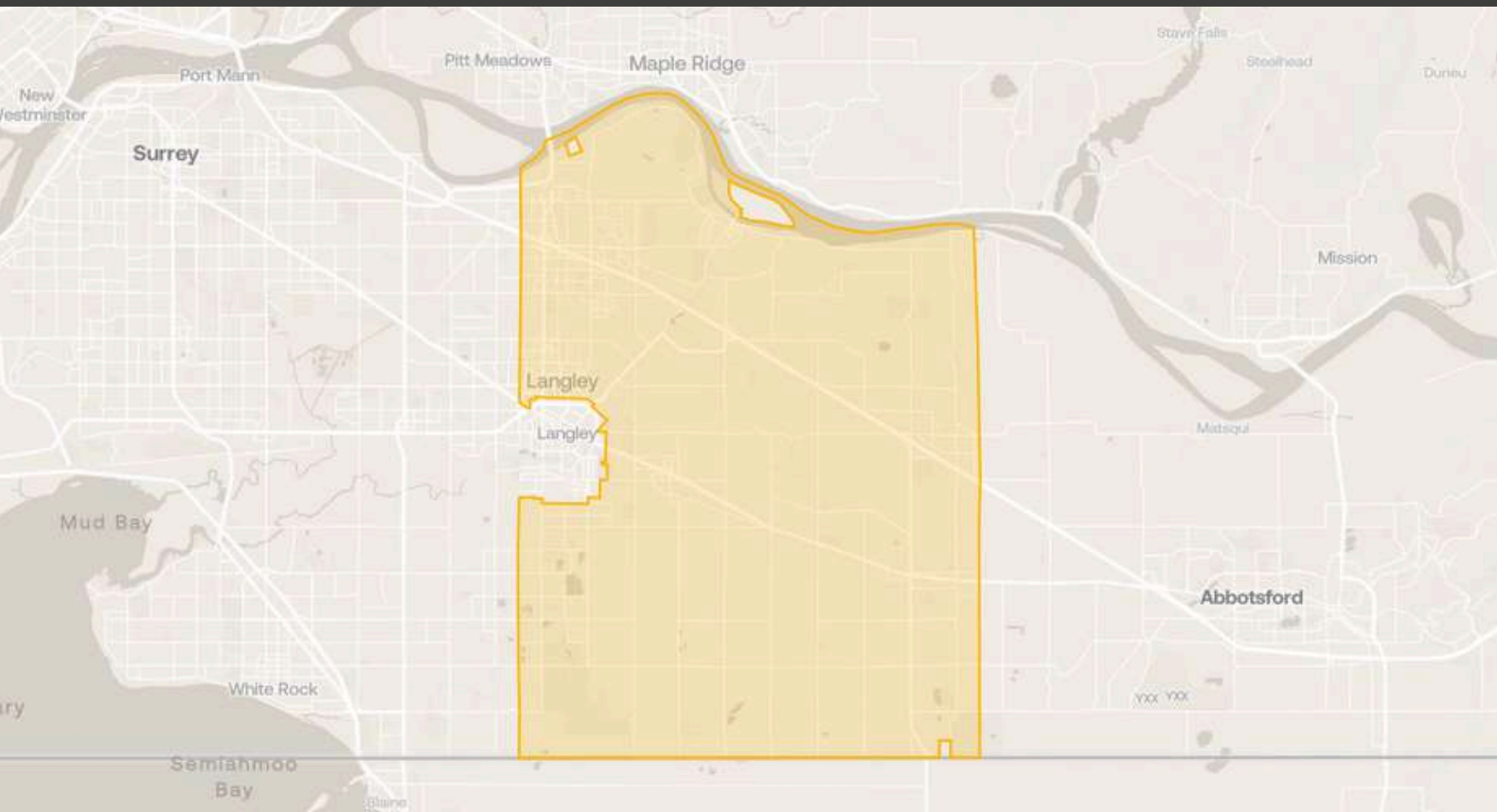
The original settlement of Langley City was known as "Innes Corners," and was later called "Langley Prairie." The area along (Old) Yale Road developed into a major business and service centre and attracted trade from throughout the region. Continued growth resulted in the demand for higher levels of service in the community and, on March 15, 1955, the City of Langley — neighbour to the Township of Langley — was incorporated as its own separate municipality.

Today, the City's regional town centre is one of the most active industrial and service commercial land bases in the Lower Mainland. The City of Langley is well known for its distinctive retail offerings and eateries, while the surrounding area has become a magnet for high-end luxury brands and big-box retail. Offering a pedestrian-oriented Downtown Langley and a Kwantlen Polytechnic University campus located right in town, the City boasts a high-end shopping centre, independent stores, farmers' markets, terrific antique retailers and a plethora of community arts, culture and entertainment opportunities.

While the City continues to evolve, the tight-knit community and unique heritage feel remain at the forefront of our fair city's charm. With its rich history, wonderful sense of community, lush offerings of nature and proximity to Vancouver, Langley City just may be the best-kept secret in the Lower Mainland!



# NARROWING IT DOWN



## LET'S TALK COMMUNITIES

The township of Langley is made up of 10 different communities which can be even further broken down into different neighbourhoods, offering a wide variety of both rural and urban settings.

The majority of the population in Langley lives along the Western border of the city as this is where the majority of the housing and new development exists. But as you travel to the North, South and East, you will find larger homes on acreage more spaced out.

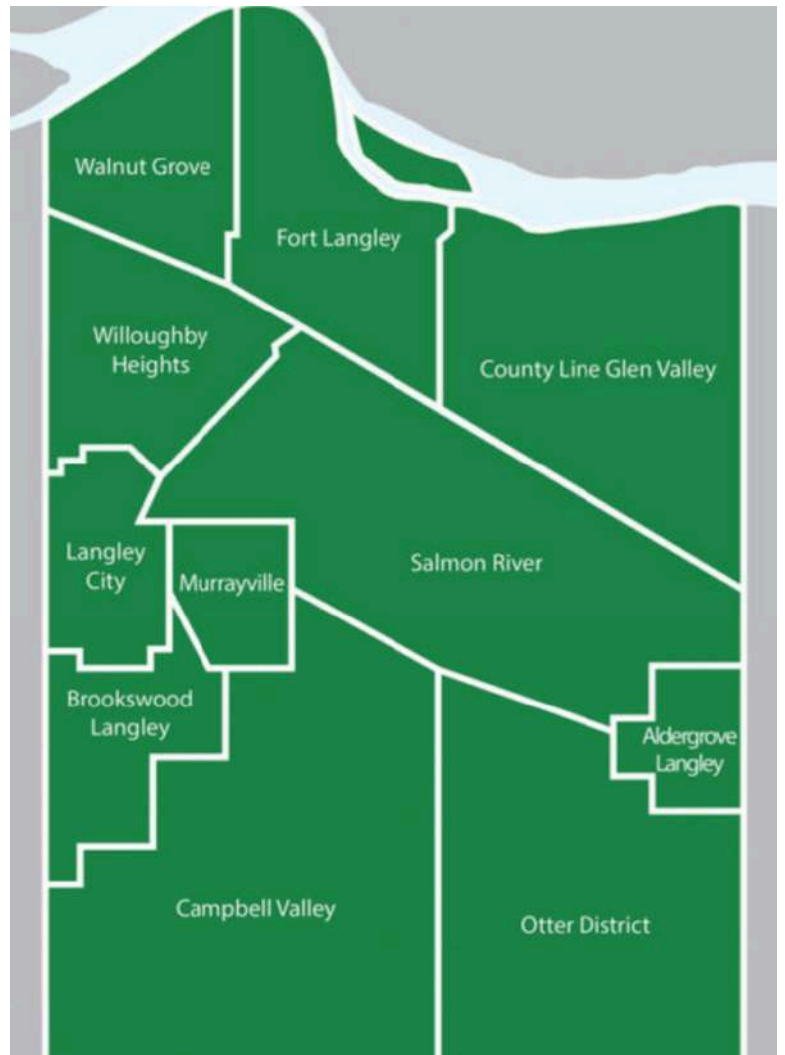
In this guide we, will first cover an overview of the different communities showing which neighbourhoods reside within each and some of the key characteristics that make each community unique.

# LANGLEY

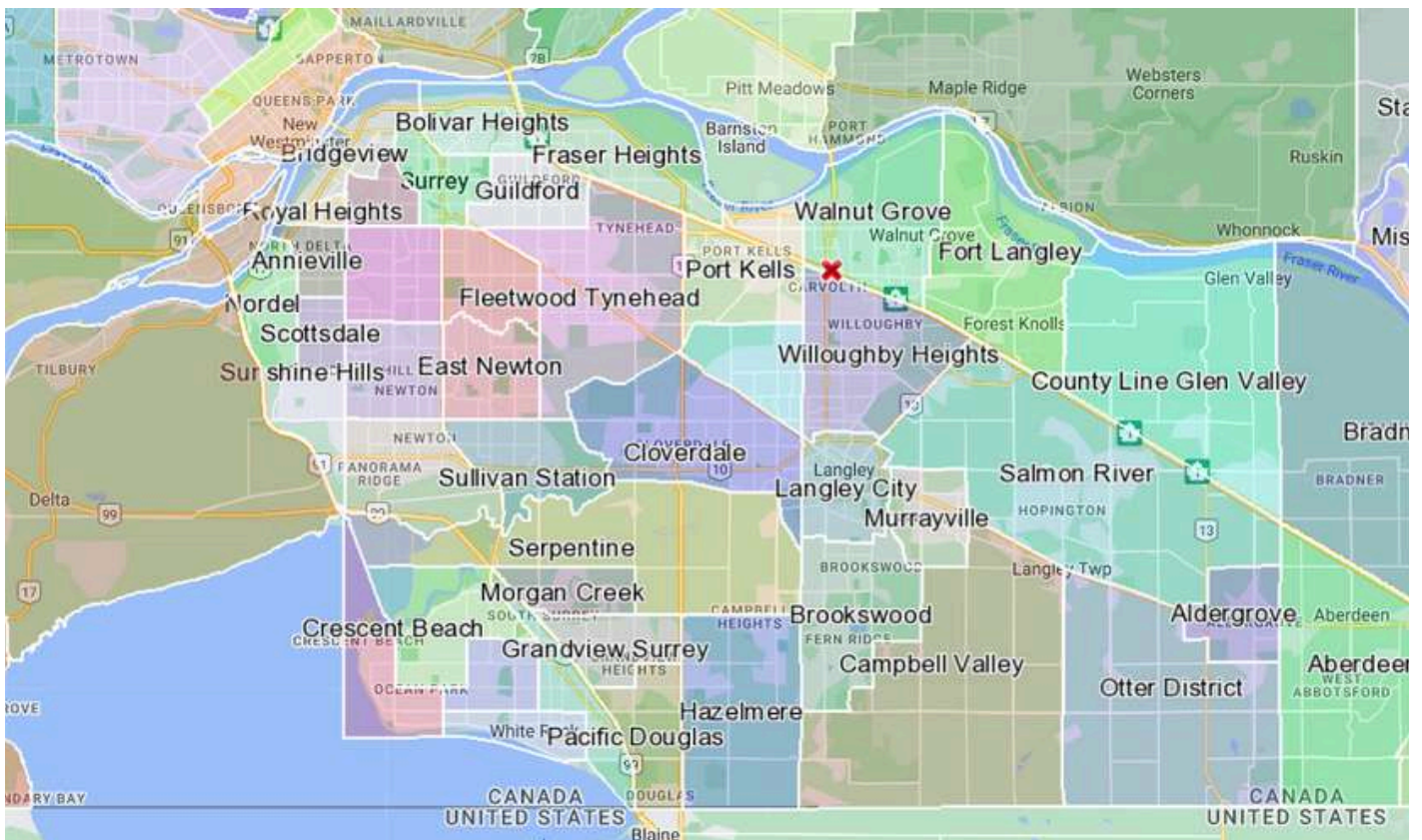
## BRITISH COLUMBIA

Langley is made up of the City of Langley + 10 communities in the Langley Township

- **Langley City**
- **Willoughby Heights**
- **Walnut Grove**
- **Fort Langley**
- **Brookswood**
- **Murrayville**
- **Campbell Valley**
- **County Line Glen Valley**
- **Aldergrove**
- **Otter District**
- **Salmon River**



Each community has its own distinct features which make it unique





# Langley City

Langley City is the bustling urban center of the Langley region, offering a diverse range of amenities and services. It's known for its extensive retail opportunities, including the popular Willowbrook Shopping Centre, and a variety of dining and entertainment options. The area also features several parks and recreational facilities, including the Langley Sportsplex, making it a dynamic community for both families and young professionals.



**Willowbrook Shopping Centre**



**Nicomekl Park**



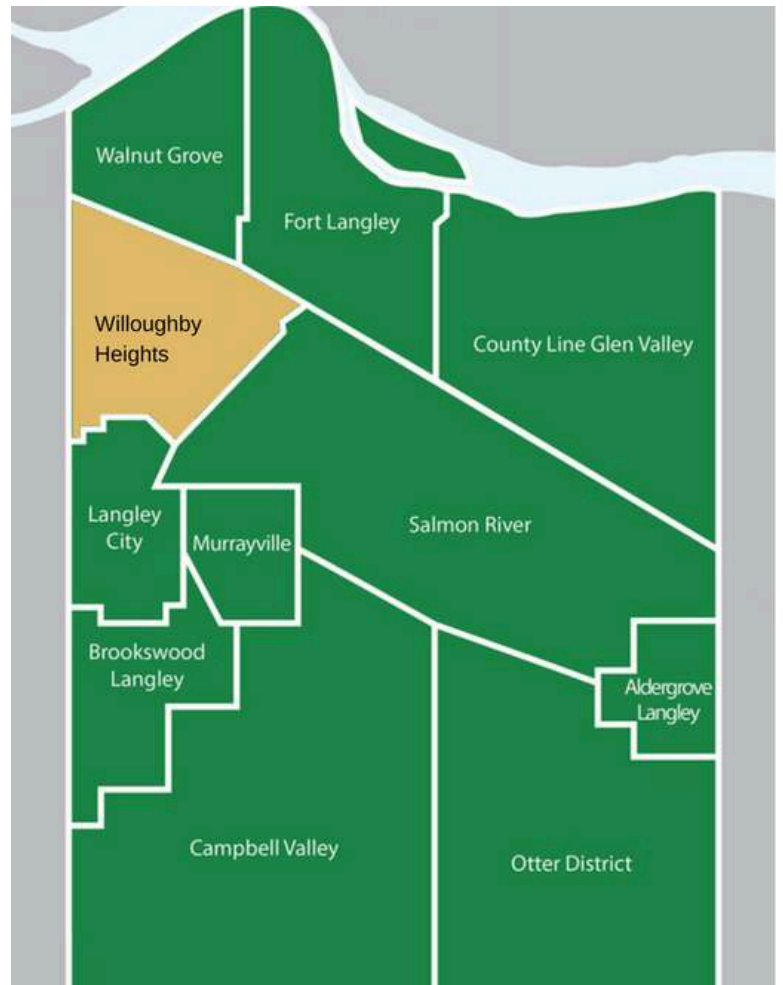
**Club16 Trevor Linden Fitness**



**Langley City Library**

# Willoughby Heights

This fast-growing residential area is one of the most sought-after neighborhoods in Langley due to its modern homes, excellent educational facilities, and abundant amenities. Willoughby Town Centre serves as a local hub with shops, services, and eateries. The community is also home to numerous parks and a sports complex, catering well to active lifestyles and family activities.



**Willoughby Town Centre**



**Langley Events Centre**



**Richard Bulpitt Elementary School**

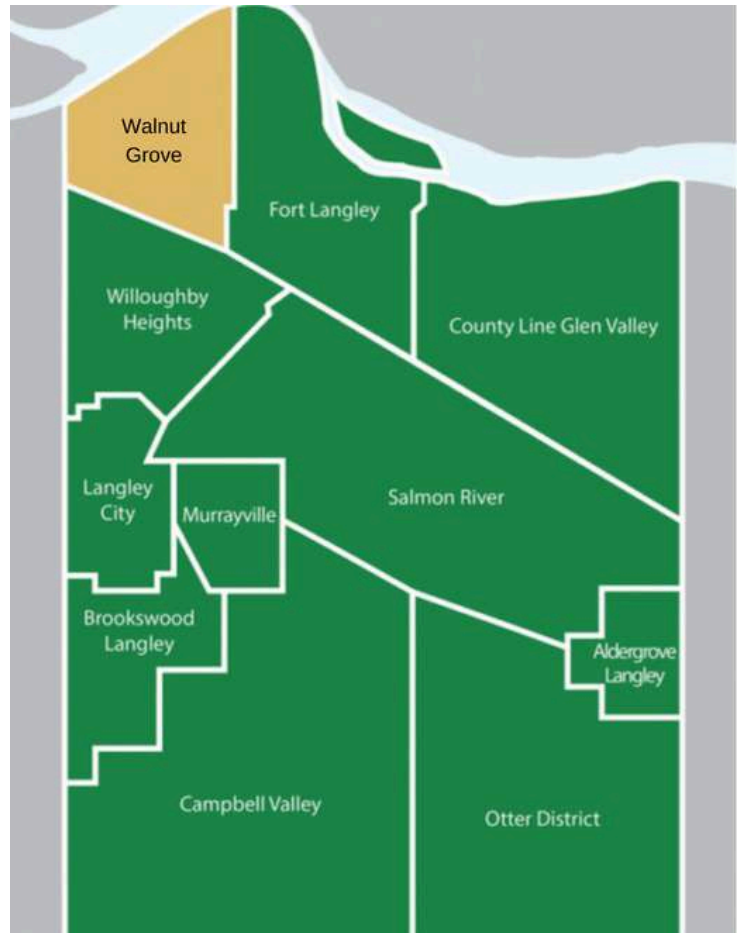


**Yorkson Community Park**



# Walnut Grove

Walnut Grove combines suburban charm with convenience, characterized by its well-established neighborhoods, access to major transportation routes, and a strong sense of community. It features a community center, public library, and numerous parks, including the popular Walnut Grove Community Park. The area also offers a range of public and private schools, making it ideal for families.



**Walnut Grove Community Centre**



**Redwoods Golf Course**



**Cineplex Cinemas Langley**

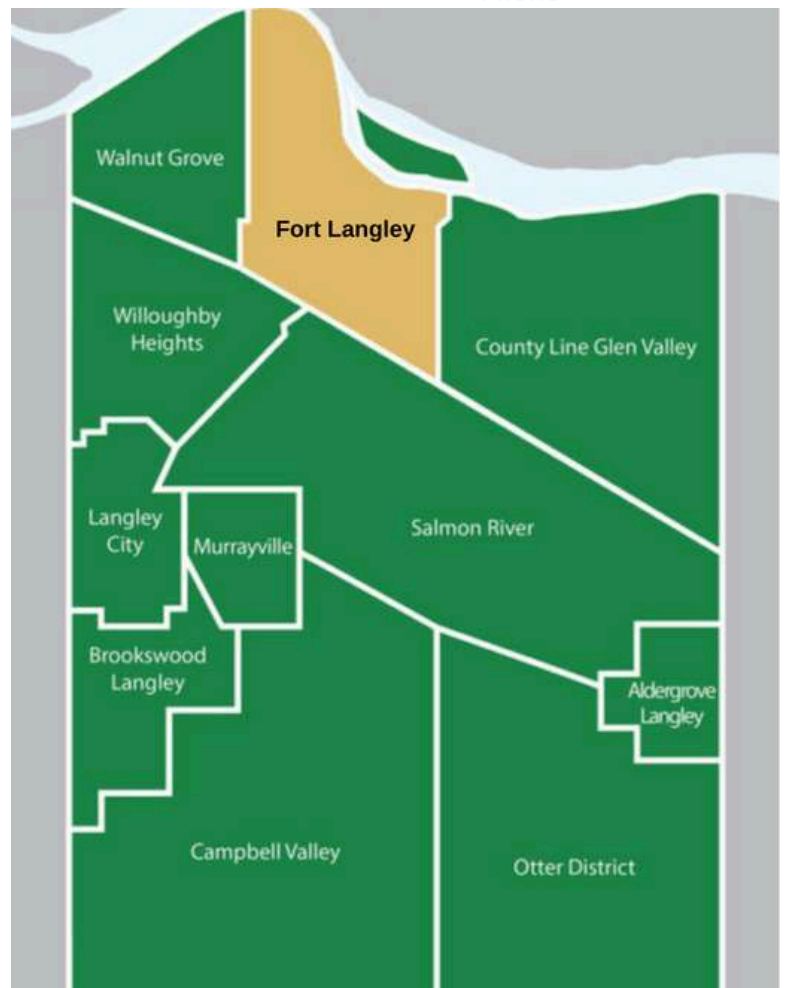


**Golden Ears Bridge**



# Fort Langley

Rich in history and culture, Fort Langley is often referred to as the birthplace of BC. The area retains much of its historic charm with restored buildings and quaint streets lined with unique shops, galleries, and restaurants. Fort Langley National Historic Site is a key attraction, offering a glimpse into the region's fur trading past. The community also hosts several festivals and markets throughout the year, drawing visitors and locals alike.



**Fort Langley National Historic Site**



**Fort to Fort Trail**



**Fort Langley Village Farmers' Market**



**Fort Langley Golf Course**



# Brookwood

Known for its rural ambiance and spacious residential properties, Brookwood is a quiet, family-friendly neighborhood. It features large properties surrounded by lush forests and green spaces, including Brookwood Park. The community maintains a somewhat rural character but with sufficient local amenities such as shops, cafes, and a community center that cater to daily needs.



**George Preston Recreation Centre**



**Brookwood Park**



**Brookwood Secondary School**

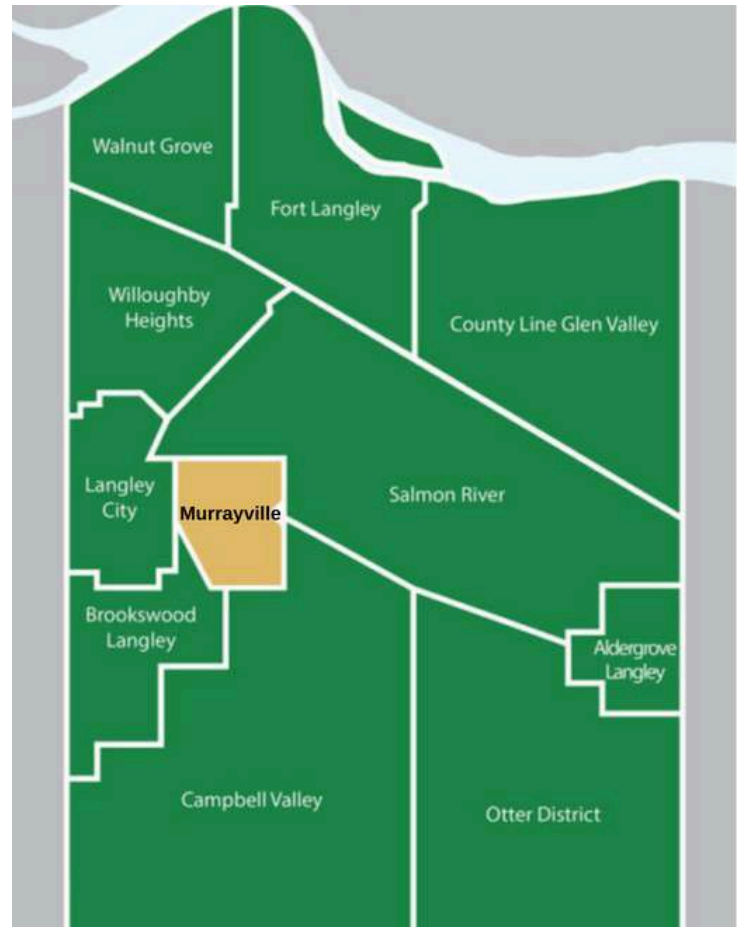


**Brookwood Village**



# Murrayville

Combining heritage charm with modern conveniences, Murrayville is a well-rounded community featuring historical sites, modern healthcare facilities, and a variety of educational institutions. Langley Memorial Hospital and a selection of schools from elementary through secondary make it a practical choice for families. The area is also known for its beautifully maintained parks and recreational facilities.



**Langley Memorial Hospital**



**WC Blair Recreation Centre**



**Langley Museum of Flight**

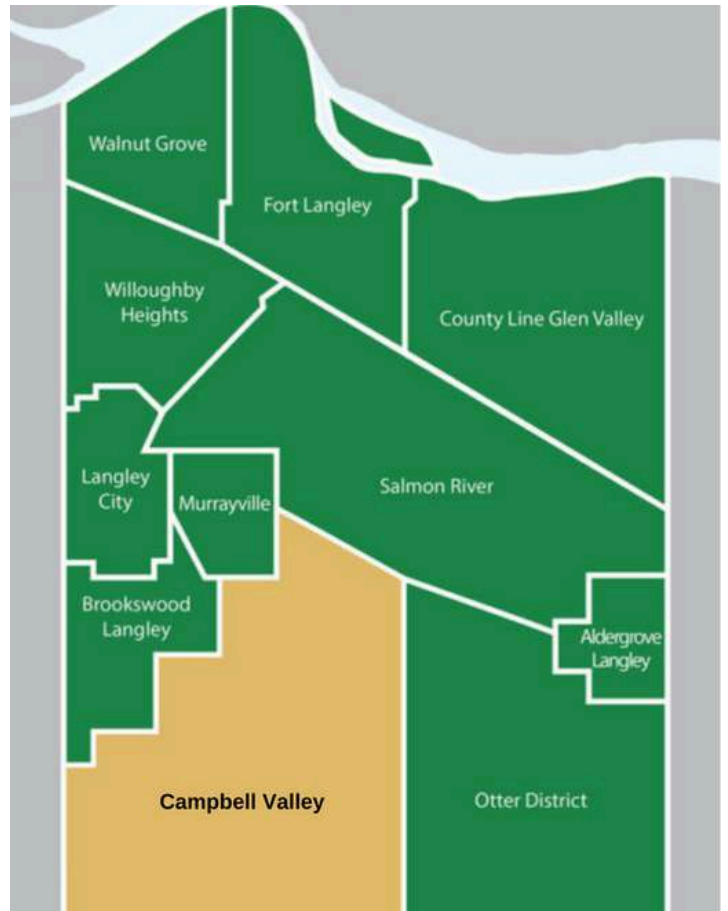


**Denny Ross Memorial Park**



# Campbell Valley

Renowned for its expansive Campbell Valley Park, this area offers extensive trails and natural habitats, making it a haven for outdoor enthusiasts and nature lovers. The park is a popular destination for horseback riding, walking, and bird watching. Beyond the park, the surrounding area retains a rural charm with wineries, farms, and equestrian centers, providing a peaceful countryside lifestyle.



**Campbell Valley Park**



**High Point Equestrian Center**



**Domaine de Chaberton Winery**



**Langley Speedway (Abandoned)**

# County Line Glen Valley

Situated along the edge of the Fraser River, this area is predominantly agricultural with a significant amount of farmland and rural estates. It's ideal for those seeking a quiet life close to nature. The region is also noted for its scenic drives and access to outdoor activities like fishing and hiking, providing a peaceful retreat from urban life.



**GreenTee Golf Course**



**Glen Valley Regional Park**



**Thunderbird Show Park**



**Fraser River Access**

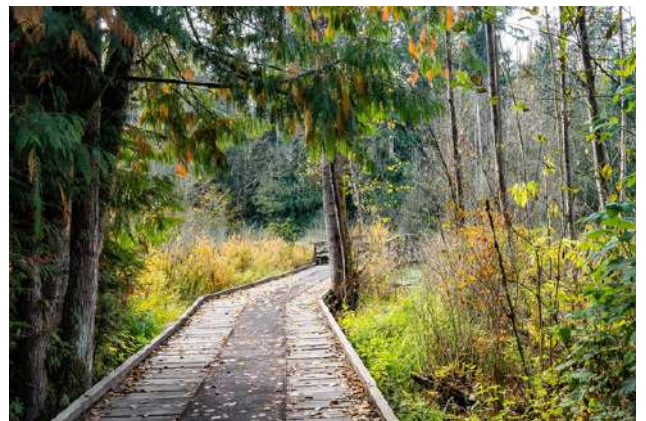


# Aldergrove

Aldergrove is a community on the edge of transformation, balancing residential growth with its agricultural and industrial roots. The Greater Vancouver Zoo and Aldergrove Regional Park are major attractions, offering recreational opportunities and wildlife experiences. The community also benefits from new developments in housing and public facilities, making it an increasingly appealing area for diverse demographics.



**Greater Vancouver Zoo**



**Aldergrove Regional Park**



**Aldergrove Community Secondary School**

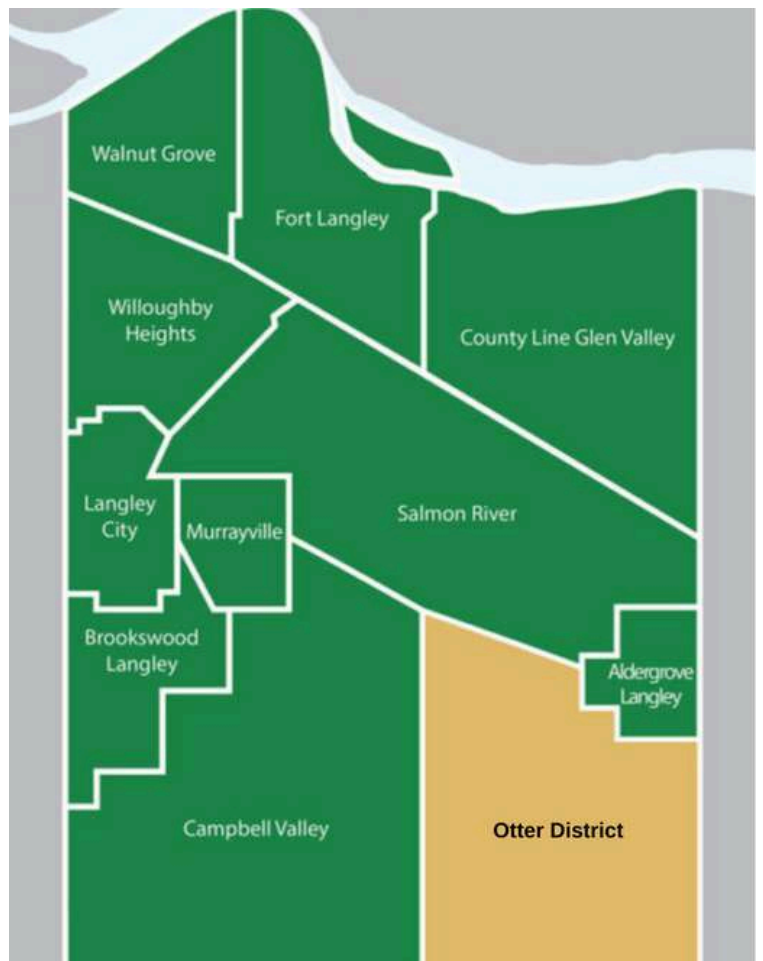


**Aldergrove Credit Union Community Centre**



# Otter District

The Otter District offers a predominantly rural lifestyle with its agricultural backdrop and spacious land parcels. The community is known for its farms, antique stores, and the tranquil Otter Co-op for local shopping. It's a quiet area, removed from the hustle and bustle, yet still accessible to larger urban centers for convenience.



**Raptors Knoll Disc Golf Park**



**Border Crossing**



**Aldergrove Regional Park**

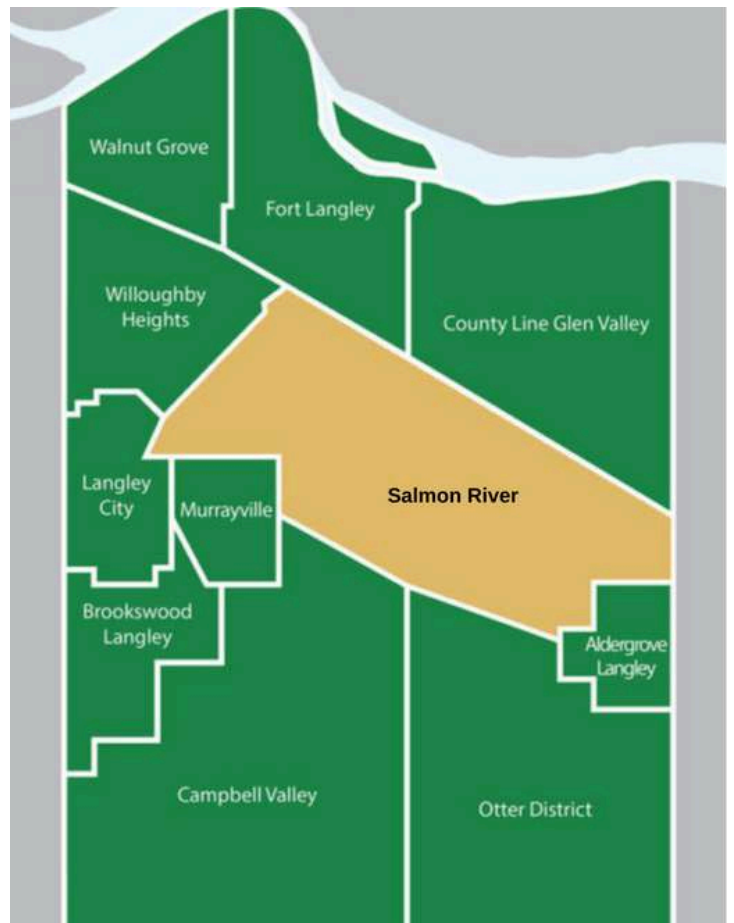


**Martini Town**



# Salmon River

Salmon River is a scenic and serene community known for its large residential lots and agricultural activities. It provides a peaceful rural atmosphere with plenty of space for outdoor activities, including horseback riding and hiking. The area's natural beauty and tranquil setting make it a desirable location for those looking to enjoy a quieter, country-oriented lifestyle.



**Krause Berry Farms & Estate Winery**



**Poppy Estates Golf Course**



**Salmon River Trail**



**Hilltop Cafe & Diner**

# TOP 6 NEIGHBOURHOODS



## BEST AREAS TO LIVE

In this part of the guide, we have hand picked our top 6 favourite neighbourhoods in Langley and will be going over the pros & cons of each and what makes them so great.

- |                              |                        |
|------------------------------|------------------------|
| <b>1. Willoughby Heights</b> | <b>4. Fort Langley</b> |
| <b>2. Walnut Grove</b>       | <b>5. Murrayville</b>  |
| <b>3. Brookswood</b>         | <b>6. Salmon River</b> |

If there is a neighbourhood that is not in this guide you have questions about, reach out to us directly and we'd be happy to fill you in!



# Willoughby Heights



## REAL ESTATE MARKET

### HOUSING COSTS



### BENCHMARK PRICES

Single-Family Detached  
**\$1,623,300**

Townhouses  
**\$904,700**

Condos/Apartments  
**\$665,300**



### AVERAGE HOME



### HOUSING TYPES

- **Detached:** 5 beds | 4 baths | 2100 sqft | 4,000 sqft lot | built early 2000's
- **Townhomes:** 3 beds | 2.5 bath | wood frame | 1300 sqft | built early 2000's
- **Condos:** 2 bed | 2 bath | wood frame | 900 sqft | built early 2010's

## Pros

- Rapidly growing area
- Modern amenities
- Close to major highways
- Good school district
- Diverse housing options

## Cons

- Higher traffic levels
- Ongoing construction
- Noise pollution
- Higher property prices
- Dense population

*"Where urban dreams meet suburban schemes – Willoughby Heights: the commuter's paradise and the family's delight."*

# Walnut Grove



## REAL ESTATE MARKET

### HOUSING COSTS



### BENCHMARK PRICES

Single-Family Detached  
**\$1,531,600**

Townhouses  
**\$855,500**

Condos/Apartments  
**\$593,900**



### AVERAGE HOME



### HOUSING TYPES

- **Detached:** 3 beds | 2.5 baths | 1900 sqft | 6,000 sqft lot | built early 1990's
- **Townhomes:** 3 beds | 2.5 bath | wood frame | 1400 sqft | built mid 1990's
- **Condos:** 2 bed | 2 bath | wood frame | >800 sqft | built around 2010

## Pros

- Strong community feel
- Access to highways
- Good schools
- Abundant parks & recreation
- Well-established area

## Cons

- Older infrastructure
- Limited nightlife
- Some areas are congested
- Higher cost of living
- Limited public transport

*"Walnut Grove: a suburban oasis where residential charm and city accessibility shake hands and make peace."*



# BROOKSWOOD



## REAL ESTATE MARKET

### HOUSING COSTS



### BENCHMARK PRICES

Single-Family Detached  
**\$1,588,600**

Townhouses  
**N/A**

Condos/Apartments  
**N/A**

### AVERAGE HOME



- **Detached:** 3 beds | 2.5 baths | 1600 sqft | 11,000 sqft lot | built mid 1970's
- **Townhomes:** There are currently no townhomes in Brookwood
- **Condos:** There are currently no condos in Brookwood

### HOUSING TYPES



## Pros

- Rural atmosphere
- Large properties
- Quiet environment
- Strong local community
- Access to nature

## Cons

- Fewer amenities
- Limited public transport
- Slower development
- Higher property costs
- Limited dining options

*"Brookwood: where the grass is greener, the lots are bigger, and the pace of life is just right for daydreamers."*



## REAL ESTATE MARKET

HOUSING COSTS



BENCHMARK PRICES

Single-Family Detached  
\$2,253,000

Townhouses  
\$956,300

Condos/Apartments  
\$921,800

AVERAGE HOME



HOUSING TYPES

- **Detached:** 3 beds | 2.5 baths | 1400 sqft | 10,000 sqft lot | built early 1980's
- **Townhomes:** 4 beds | 2.5 bath | wood frame | 1400 sqft | built around 2010
- **Condos:** 2 bed | 2 bath | wood frame | 900 sqft | built around 2010



## Pros

- Historic Charm
- Tourist Attractions
- Vibrant Local Culture
- Beautiful Scenery
- Strong Community Events

## Cons

- High Home Prices
- Dependency on Cars
- Limited Housing Options
- Tourist Traffic
- Parking Issues

*"Step into Fort Langley – history's favorite hangout with a splash of boutique chic and gourmet treats."*



# MURRAYVILLE



## REAL ESTATE MARKET

### HOUSING COSTS



### BENCHMARK PRICES

Single-Family Detached

**\$1,651,600**

Townhouses

**\$929,000**

Condos/Apartments

**\$576,500**



### AVERAGE HOME



### HOUSING TYPES

- **Detached:** 4 beds | 2 baths | 1400 sqft | 6-7,000 sqft lot | built early 1980's
- **Townhomes:** 2 beds | 2 bath | wood frame | 1500 sqft | built early 1990's
- **Condos:** 2 bed | 2 bath | wood frame | 1000 sqft | built late 1990's

## Pros

- Historic Community
- Hospital Nearby
- Quality Schools
- Quiet Residential Area
- Strong Sense of Community
- Central Location

## Cons

- High Home Prices
- Limited New Housing
- Older Demographic
- Traffic Near Hospital

*"Murrayville: a heritage haven where modern amenities and community spirit blend like fine wine and cheese."*

# SALMON RIVER



## REAL ESTATE MARKET

### HOUSING COSTS



### BENCHMARK PRICES

Single-Family Detached  
**\$1,938,500**

Townhouses  
**\$1,028,800**

Condos/Apartments  
**\$511,300**



### AVERAGE HOME



### HOUSING TYPES

- **Detached:** 3 beds | 2 baths | 2000 sqft | 44,000 sqft lot | built early 1980's
- **Townhomes:** There are currently no townhomes in Salmon River
- **Condos:** 1 bed | 1 bath | wood frame | 800 sqft | built early 2010's

## Pros

- Rural & Scenic
- Spacious Properties
- Quiet Lifestyle
- Equestrian Culture
- Proximity to Nature

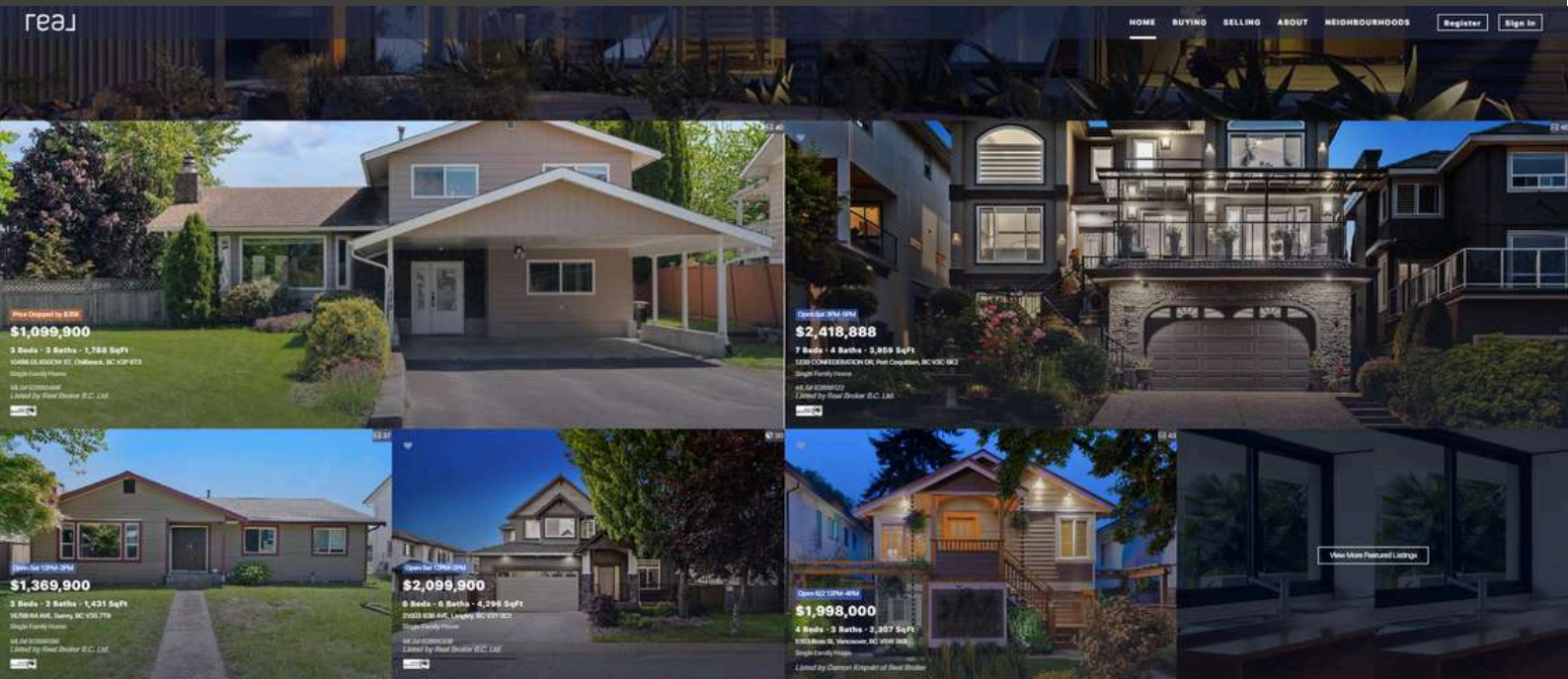
## Cons

- Limited Amenities
- Reliance on Cars
- Fewer Educational Options
- Fewer Job Opportunities

*"Salmon River: the countryside escape where sprawling estates and serene pastures make city stress a distant memory."*



# FINDING HOME



## YOU ARE ONE STEP CLOSER...

Of course, we know that finding a home is much more than finding the right school district and low crime rate, but we hope that the information in this guide is a good starting point to get you heading in the right direction towards your next move. There are some other great areas in the area that we didn't go over, like Surrey and Maple Ridge to name a few, but in general you can expect much of the same information for these towns.

Great schools, low crime, and a beautiful location are the hallmarks of what can only be described as one of the best places to live in the entire country, if not the world. We truly hope that you reach out to us once the time comes to make the move, and we can't wait to help!

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# Langley Relocation

## COMPLETE CHECKLIST



- ☐ Research Different cities & Neighbourhoods
- ☐ Contact Local Real Estate Agent & Schedule Introductory Meeting
- ☐ Get Pre-Approved by a Local Mortgage Broker
- ☐ Create a Wishlist for your Home Search
- ☐ Have Agent Set up a Property Search
- ☐ Plan a Visit Prior to the Move to Drive Through Neighbourhoods
- ☐ Narrow Down Neighbourhoods (top 3)
- ☐ Pick your Favourite Properties
- ☐ Your Agent Will Schedule Viewings (in person or virtual)
- ☐ Write an Offer on the Home & Negotiate
- ☐ **Accepted Offer:** Now it's the Subject Removal Period
- ☐ Schedule a Home Inspection
- ☐ Finalize Financing with Mortgage Broker (if required)
- ☐ Arrange for Property Insurance
- ☐ Remove Subjects & Submit Deposit
- ☐ Hire a Lawyer or Notary for Conveyancing
- ☐ Schedule & Plan for Moving Day
- ☐ **Closing Day:** Meet with your Lawyer or Notary to Finalize the Transaction
- ☐ **Possession Day:** Get Keys to your New Home & Move In. Welcome Home!

Don't hesitate to reach out to us if you need anything. We know moving is a LOT both physically and emotionally, and we have a number of local companies and resources we can recommend to make your move easier!



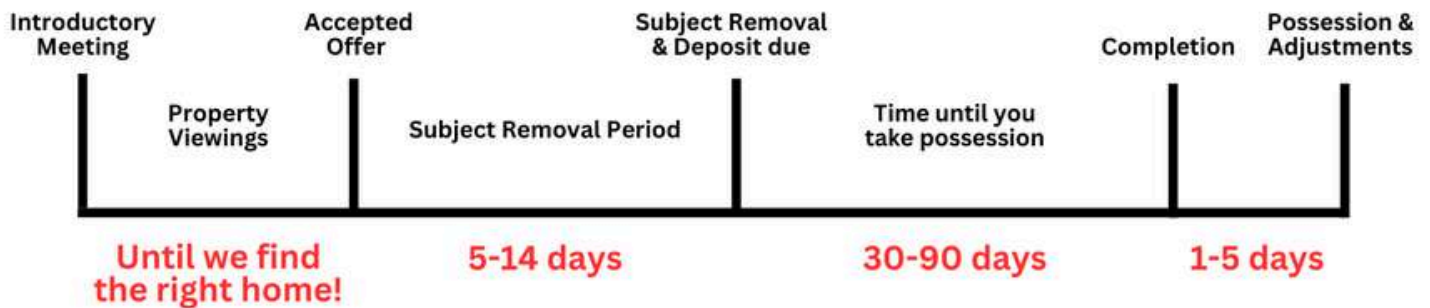
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# THE ROAD TO BUYING A HOME



1. Introductory Meeting
2. Get Pre-Approved
3. Do Your Research
4. Create a Wishlist
5. Start Search Online
6. Property Viewings
7. Make an Offer
8. Subject Removal
9. Deposit is Due
10. Hire a Lawyer
11. Completion Date
12. Possession Date



# THE NEXT STEPS



**Book a Call with Me**

[Schedule 30 Minute Zoom Call](#)



**Check Out Our YouTube Channel**

[Living in the Lower Mainland](#)



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[Canadian First-Time Home Buyers](#)



**Get a Mortgage Pre-Approval**

[Online Pre-Approval Application](#)