## 24430 56 AVENUE LANGLEY

Salmon River, V2Z 1E9

Depth/Size (ft):		Bedrooms:	3	Approx. Year Buil		ł
Frontage (ft):	130.90	Bathrooms:	2	Age:	51	
Lot Area: (sq.ft.)	30,056.40	Full Baths:	1	Zoning:	SR-1	
Flood Plain:	No	Half Baths:	1	Gross Taxes:		64.15
Rear Yard Exp:				For Tax Year:	2024	
View:	No			P.I.D.:	007-3	305-818
Style of Home:	Rancher/Bungalow	w/Bsmt.	Parking:	Total: 7 - Covered:	2	
Construction:	Concrete, Frame - W	ood	Covered Parking:	2		
Exterior:	Mixed,Stucco		Parking Access:	Front		
Foundation:			Parking:	Carport; Multiple		
Rain Screen:			Locker:			
Renovations:			Units in Dev:			
# of Fireplaces:	2 - Fuel: Wood		Distance to:			
Water Supply:	Other		Title to Land:	Freehold NonStrat	a	
Fuel/Heating:	Forced Air		Property Disc:	Yes		
Outdoor Area:	Patio(s)		PAD Rental:			
Type of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:	Mixed		Fixtures Rmvd:	No		
View:	No					
-	No					
Mgmt. Company:	No					
-		ırm Sewer.Water				
Mgmt. Company: Complex / Subdiv: Services Connected:	Electricity,Septic,Sto		R DISTRICT PLAN 44103			
Mgmt. Company: Complex / Subdiv: Services Connected: Legal:	Electricity,Septic,Sto	orm Sewer,Water TOWNSHIP 11 NEW WESTMINSTEI	R DISTRICT PLAN 44103			
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Electricity,Septic,Sto	TOWNSHIP 11 NEW WESTMINSTE				
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Electricity,Septic,Sto					
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Septic,Sto LOT 57 SECTION 3 Royal LePage - Wol	TOWNSHIP 11 NEW WESTMINSTER stencroft, Royal LePage - Wolstencro Dimensions	ft Floor	Туре	Dimen	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Septic,Sto LOT 57 SECTION 3 Royal LePage - Wol <b>Type</b> Foyer	TOWNSHIP 11 NEW WESTMINSTE	ft	Primary Bedroom	<b>Dimen</b> 12'1 x <sup>-</sup>	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main	Electricity,Septic,Sto LOT 57 SECTION 3 Royal LePage - Wol <b>Type</b> Foyer Living Room	TOWNSHIP 11 NEW WESTMINSTER stencroft, Royal LePage - Wolstencro Dimensions	ft Floor			14'1
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	Electricity,Septic,Sto LOT 57 SECTION 3 Royal LePage - Wol <b>Type</b> Foyer	TOWNSHIP 11 NEW WESTMINSTER stencroft, Royal LePage - Wolstencro Dimensions 7'5 x 6'9	ft Floor Main	Primary Bedroom Storage Storage	12'1 x <sup>-</sup>	14'1 13'1
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	Electricity,Septic,Sto LOT 57 SECTION 3 Royal LePage - Wol <b>Type</b> Foyer Living Room	TOWNSHIP 11 NEW WESTMINSTER stencroft, Royal LePage - Wolstencro Dimensions 7'5 x 6'9 18'8 x 13'5	ft Floor Main Below	Primary Bedroom Storage	12'1 x <sup>-</sup> 17'11 x	14'1 13'1 10'2
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	Electricity,Septic,Sto LOT 57 SECTION 3 Royal LePage - Wol <b>Type</b> Foyer Living Room Dining Room	TOWNSHIP 11 NEW WESTMINSTER stencroft, Royal LePage - Wolstencro Dimensions 7'5 x 6'9 18'8 x 13'5 10'1 x 10'10	ft Floor Main Below Below	Primary Bedroom Storage Storage	12'1 x <sup>-</sup> 17'11 x 21'3 x <sup>-</sup>	14'1 13'1 10'2 14'4
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	Electricity,Septic,Sto LOT 57 SECTION 3 Royal LePage - Wol Type Foyer Living Room Dining Room Kitchen	TOWNSHIP 11 NEW WESTMINSTER stencroft, Royal LePage - Wolstencro Dimensions 7'5 x 6'9 18'8 x 13'5 10'1 x 10'10 7'11 x 10'6	ft Floor Main Below Below Below	Primary Bedroom Storage Storage Utility	12'1 x <sup>-</sup> 17'11 x 21'3 x <sup>-</sup> 25'4 x <sup>-</sup>	14'1 13'1 10'2 14'4
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main	Electricity,Septic,Sto LOT 57 SECTION 3 Royal LePage - Wol Type Foyer Living Room Dining Room Kitchen Eating Area	TOWNSHIP 11 NEW WESTMINSTER stencroft, Royal LePage - Wolstencro <b>Dimensions</b> 7'5 x 6'9 18'8 x 13'5 10'1 x 10'10 7'11 x 10'6 8'5 x 10'6	ft Floor Main Below Below Below	Primary Bedroom Storage Storage Utility	12'1 x <sup>-</sup> 17'11 x 21'3 x <sup>-</sup> 25'4 x <sup>-</sup>	14'1 13'1 10'2 14'4
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	Electricity,Septic,Sto LOT 57 SECTION 3 Royal LePage - Wol Type Foyer Living Room Dining Room Kitchen Eating Area Bedroom Bedroom 1,371 sqft	TOWNSHIP 11 NEW WESTMINSTER stencroft, Royal LePage - Wolstencro Dimensions 7'5 x 6'9 18'8 x 13'5 10'1 x 10'10 7'11 x 10'6 8'5 x 10'6 10'7 x 10'3 10'5 x 10'3 <b># Of Rooms:</b>	ft Floor Main Below Below Below Below Below	Primary Bedroom Storage Storage Utility Storage Bathroom Floor	12'1 x - 17'11 x 21'3 x - 25'4 x - 25'4 x -	14'1 13'1 10'2 14'4 15'5 Ensuite?
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above):	Electricity,Septic,Sto LOT 57 SECTION 3 Royal LePage - Wol Type Foyer Living Room Dining Room Kitchen Eating Area Bedroom Bedroom 1,371 sqft 0 sqft	TOWNSHIP 11 NEW WESTMINSTER stencroft, Royal LePage - Wolstencro Dimensions 7'5 x 6'9 18'8 x 13'5 10'1 x 10'10 7'11 x 10'6 8'5 x 10'6 10'7 x 10'3 10'5 x 10'3 10'5 x 10'3 <b># Of Rooms:</b> <b># Of Rooms:</b>	ft Floor Main Below Below Below Below Below 12	Primary Bedroom Storage Storage Utility Storage Bathroom Floor Main	12'1 x - 17'11 x 21'3 x - 25'4 x - 25'4 x - <b># of Pieces</b> 3	14'1 13'1 10'2 14'4 15'5 <b>Ensuite?</b> No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above):	Electricity,Septic,Sto LOT 57 SECTION 3 Royal LePage - Wol Type Foyer Living Room Dining Room Kitchen Eating Area Bedroom Bedroom 1,371 sqft	TOWNSHIP 11 NEW WESTMINSTER stencroft, Royal LePage - Wolstencro Dimensions 7'5 x 6'9 18'8 x 13'5 10'1 x 10'10 7'11 x 10'6 8'5 x 10'6 10'7 x 10'3 10'5 x 10'3 <b># Of Rooms:</b>	ft Floor Main Below Below Below Below Below	Primary Bedroom Storage Storage Utility Storage Bathroom Floor	12'1 x - 17'11 x 21'3 x - 25'4 x - 25'4 x -	14'1 13'1 10'2 14'4 15'5 Ensuite?
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Main): Finished Floor (Below):	Electricity,Septic,Sto LOT 57 SECTION 3 Royal LePage - Wol Type Foyer Living Room Dining Room Kitchen Eating Area Bedroom Bedroom 1,371 sqft 0 sqft	TOWNSHIP 11 NEW WESTMINSTER stencroft, Royal LePage - Wolstencro Dimensions 7'5 x 6'9 18'8 x 13'5 10'1 x 10'10 7'11 x 10'6 8'5 x 10'6 10'7 x 10'3 10'5 x 10'3 10'5 x 10'3 <b># Of Rooms:</b> <b># Of Rooms:</b>	ft Floor Main Below Below Below Below Below 12	Primary Bedroom Storage Storage Utility Storage Bathroom Floor Main	12'1 x - 17'11 x 21'3 x - 25'4 x - 25'4 x - <b># of Pieces</b> 3	14'1 13'1 10'2 14'4 15'5 <b>Ensuite?</b> No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bsmt):	Electricity,Septic,Sto LOT 57 SECTION 3 Royal LePage - Wol Type Foyer Living Room Dining Room Kitchen Eating Area Bedroom Bedroom 1,371 sqft 0 sqft 1,371 sqft	TOWNSHIP 11 NEW WESTMINSTER stencroft, Royal LePage - Wolstencrof <b>Dimensions</b> 7'5 x 6'9 18'8 x 13'5 10'1 x 10'10 7'11 x 10'6 8'5 x 10'6 10'7 x 10'3 10'5 x 10'3 <b># Of Rooms:</b> <b># Of Kitchens:</b> <b># Of Levels:</b>	ft Floor Main Below Below Below Below Below 12 1 1 2	Primary Bedroom Storage Storage Utility Storage Bathroom Floor Main	12'1 x - 17'11 x 21'3 x - 25'4 x - 25'4 x - <b># of Pieces</b> 3	14'1 13'1 10'2 14'4 15'5 <b>Ensuite?</b> No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Services Floor (Main): Finished Floor (Main): Finished Floor (Below): Finished Floor (Bsmt):	Electricity,Septic,Sto LOT 57 SECTION 3 Royal LePage - Wol Type Foyer Living Room Dining Room Kitchen Eating Area Bedroom Bedroom Bedroom 1,371 sqft 0 sqft 1,371 sqft 0 sqft	TOWNSHIP 11 NEW WESTMINSTER stencroft, Royal LePage - Wolstencro Dimensions 7'5 x 6'9 18'8 x 13'5 10'1 x 10'10 7'11 x 10'10 7'11 x 10'6 8'5 x 10'6 10'7 x 10'3 10'5 x 10'3 10'5 x 10'3 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	ft Floor Main Below Below Below Below Below 12 1 1 2	Primary Bedroom Storage Storage Utility Storage Bathroom Floor Main	12'1 x - 17'11 x 21'3 x - 25'4 x - 25'4 x - <b># of Pieces</b> 3	14'1 13'1 10'2 14'4 15'5 <b>Ensuite?</b> No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	Electricity,Septic,Sto LOT 57 SECTION 3 Royal LePage - Wol Type Foyer Living Room Dining Room Kitchen Eating Area Bedroom Bedroom 1,371 sqft 0 sqft 1,371 sqft 0 sqft 2,742 sqft	TOWNSHIP 11 NEW WESTMINSTER   stencroft, Royal LePage - Wolstencro   Dimensions   7'5 x 6'9   18'8 x 13'5   10'1 x 10'10   7'11 x 10'6   8'5 x 10'6   10'7 x 10'3   10'5 x 10'3   # Of Rooms:   # Of Levels:   Suite:   Crawl/Bsmt Height:	ft Floor Main Below Below Below Below Below Below Below	Primary Bedroom Storage Storage Utility Storage Bathroom Floor Main	12'1 x - 17'11 x 21'3 x - 25'4 x - 25'4 x - <b># of Pieces</b> 3	14'1 13'1 10'2 14'4 15'5 <b>Ensuite?</b> No

SALMON RIVER/STRAWBERRY HILLS highly sought after location! This 2742 sq ft 3 bedroom, 2 bathroom RANCHER with basement sits on a very well maintained 0.69 acre lot. Perfect starter home ready for your ideas or BUILD your dream home! Close proximity to #1 Hwy, Otter Co Op and Krause Berry Farms. Walking distance to North Otter Elementary, Steele and Williams Park. Act fast as this will not last in this high demand area, book your private viewing today!

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