

<b>Depth/Size (ft):</b>	109.0	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	2009
<b>Frontage (ft):</b>	30.18	<b>Bathrooms:</b>	4	<b>Age:</b>	15
<b>Lot Area: (sq.ft.)</b>	3,302.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	CD-55
<b>Flood Plain:</b>		<b>Half Baths:</b>	2	<b>Gross Taxes:</b>	\$6,748.00
<b>Rear Yard Exp:</b>	North			<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	026-702-860

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 3 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board,Wood	<b>Parking Access:</b>	Lane,Rear
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Electric,Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s),Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Tile,Vinyl/Linoleum,Wall/Wall/Mixed,Carpet	<b>Fixtures Rmvd:</b>	No

**View:** Yes : Front greenspace - park

**Mgmt. Company:**

**Complex / Subdiv:** Bedford Landing

**Services Connected:** Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

**Legal:** PL BCP23832 LT 90 DL 79 LD 36 GROUP 2.

**Amenities:** None

**Site Influences:** Central Location,Golf Course Nearby,Lane Access,Private Yard,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Microwave,Pantry,Vacuum - Built In,Vaulted Ceiling

**Bylaw Restrict:**

**Listing Broker(s):** Macdonald Realty (Langley)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'2 x 21'5	Above	Laundry	5'6 x 6'0
Main	Dining Room	13'2 x 15'8	Bsmt	Family Room	13'8 x 18'2
Main	Kitchen	9'10 x 16'3	Bsmt	Flex Room	14'0 x 16'3
Above	Primary Bedroom	14'1 x 13'1	Bsmt	Bedroom	8'10 x 11'6
Above	Walk-In Closet	4'0 x 7'11	Bsmt	Storage	12'0 x 3'1
Above	Bedroom	10'7 x 12'0	Main	Foyer	6'0 x 7'11
Above	Bedroom	10'6 x 10'1			

<b>Finished Floor (Main):</b>	940 sqft	<b># Of Rooms:</b>	13	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	880 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	4	Yes
<b>Finished Floor (Bsmt):</b>	929 sqft	<b>Suite:</b>	None	Above	4	Yes
<b>Finished Floor (Total):</b>	2,749 sqft	<b>Crawl/Bsmt Height:</b>		Bsmt	2	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Fully Finished			
<b>Grand Total:</b>	2,749 sqft	<b>Beds In Bsmt:</b>	1 / 4			
		<b># Of Pets:</b>				

Desirable BEDFORD LANDING! A village-style haven with direct access to parks and the Fort-to-Fort Trail. Situated on a premier street facing a beautiful greenspace and park, this well-maintained home has a B-plan layout that spans two stories plus a basement, providing an airy and spacious living area. Enjoy lazy days on your spacious front porch to relax after daily walks. Upstairs, the master bedroom stands out with vaulted ceilings, two sizable bedrooms, ensuites, and laundry. The basement has a huge recreational area for media or games, 4th bedroom, plus a flex area for work or study. The backyard boasts a stamped concrete patio for outside entertainment in a private setting. A double garage and an open parking have lane access. Just a short walk from cafes, restaurants, and shops.