## 6285 226 STREET LANGLEY

Salmon River, V2Y 2L4

<b>Residential Detached</b>
\$3,100,000 (LP)

0						
Depth/Size (ft):	632(5AC)	Bedrooms:	3	Approx. Year Bui	lt: 1978	3
Frontage (ft):	344.38	Bathrooms:	2	Age:	46	
Lot Area: (Acres)	5.00	Full Baths:	2	Zoning:	RU-3	3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$8,1	80.72
Rear Yard Exp:	West			For Tax Year:	2024	ļ.
View:	No			P.I.D.:	003-	278-361
Style of Home:	1 Storey,Rancher/Bun	galow	Parking:	Total: 20 - Covered	d: 2	
Construction:	Frame - Wood		Covered Parking:	2		
Exterior:	Vinyl		Parking Access:	Front		
Foundation:			Parking:	Carport; Multiple,	DetachedGrge/Ca	arport,Open
Rain Screen:			Locker:			
Renovations:	Completely		Units in Dev:			
# of Fireplaces:	1 - Fuel: Natural Gas		Distance to:			
Water Supply:	City/Municipal		Title to Land:	Freehold NonStrat	ta	
Fuel/Heating:	Electric		Property Disc:	No		
Outdoor Area:	Fenced Yard,Sundeck	s(s)	PAD Rental:			
Type of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:	Vinyl/Linoleum		Fixtures Rmvd:	Yes		
View:	No					
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Electricity,Natural Gas LOT 22 SECTION 8 T Workshop Detached Rural Setting ClthWsh/Dryr/Frdg/St	OWNSHIP 11 NEW WESTMINS			REG 086554 CSA	x 433994
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	Electricity,Natural Gas LOT 22 SECTION 8 T Workshop Detached Rural Setting	OWNSHIP 11 NEW WESTMINS			REG 086554 CS#	433994
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural Gas LOT 22 SECTION 8 T Workshop Detached Rural Setting ClthWsh/Dryr/Frdg/St Performance Power P Type Living Room	OWNSHIP 11 NEW WESTMINS ve/DW,Drapes/Window Covering Play Realty Dimensions	s,Smoke Alarm,Windows - The	rmo	Dimen	<b>sions</b> : 11'9
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main	Electricity,Natural Gas LOT 22 SECTION 8 T Workshop Detached Rural Setting ClthWsh/Dryr/Frdg/St Performance Power P Type Living Room Dining Room	WNSHIP 11 NEW WESTMINS ve/DW,Drapes/Window Covering Play Realty <b>Dimensions</b> 12'10 x 17'6 9'7 x 10'10	s,Smoke Alarm,Windows - The Floor Main	rmo <b>Type</b> Bedroom	<b>Dimen</b> 10'10 × 8'10 × 9	<b>sions</b> : 11'9 9'6
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	Electricity,Natural Gas LOT 22 SECTION 8 T Workshop Detached Rural Setting ClthWsh/Dryr/Frdg/St Performance Power P Type Living Room Dining Room Kitchen	OWNSHIP 11 NEW WESTMINS ve/DW,Drapes/Window Covering Play Realty Dimensions 12'10 x 17'6 9'7 x 10'10 9'10 x 12'	s,Smoke Alarm,Windows - The Floor Main Main Main	rmo <b>Type</b> Bedroom Bedroom Den	<b>Dimen</b> 10'10 x 8'10 x 9 11'6 x	<b>sions</b> : 11'9 9'6 17'3
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	Electricity,Natural Gas LOT 22 SECTION 8 T Workshop Detached Rural Setting ClthWsh/Dryr/Frdg/St Performance Power P Type Living Room Dining Room Kitchen Eating Area	OWNSHIP 11 NEW WESTMINS ve/DW,Drapes/Window Covering Play Realty <b>Dimensions</b> 12'10 x 17'6 9'7 x 10'10 9'10 x 12' 10'8 x 16'8	s,Smoke Alarm,Windows - The Floor Main Main Main Main	rmo <b>Type</b> Bedroom Bedroom Den Foyer	<b>Dimen</b> 10'10 × 8'10 × 9 11'6 × 4'8 × 5'	<b>sions</b> : 11'9 9'6 17'3 7
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	Electricity,Natural Gas LOT 22 SECTION 8 T Workshop Detached Rural Setting ClthWsh/Dryr/Frdg/St Performance Power P Type Living Room Dining Room Kitchen Eating Area Laundry	OWNSHIP 11 NEW WESTMINS ve/DW,Drapes/Window Covering Play Realty <b>Dimensions</b> 12'10 x 17'6 9'7 x 10'10 9'10 x 12' 10'8 x 16'8 6'1 x 10'3	s,Smoke Alarm,Windows - The Floor Main Main Main	rmo <b>Type</b> Bedroom Bedroom Den	<b>Dimen</b> 10'10 x 8'10 x 9 11'6 x	<b>sions</b> : 11'9 9'6 17'3 7
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Site Floor (Main): Finished Floor (Main):	Electricity,Natural Gas LOT 22 SECTION 8 T Workshop Detached Rural Setting ClthWsh/Dryr/Frdg/St Performance Power P Living Room Dining Room Kitchen Eating Area Laundry Recreation Room Primary Bedroom	OWNSHIP 11 NEW WESTMINS           ve/DW,Drapes/Window Covering           Play Realty           Dimensions           12'10 x 17'6           9'7 x 10'10           9'10 x 12'           10'8 x 16'8           6'1 x 10'3           11'6 x 37'10           10'10 x 15'4           # Of Rooms:           # Of Kitchens:	s,Smoke Alarm,Windows - The Floor Main Main Main Main Main 12 1	rmo Type Bedroom Bedroom Den Foyer Utility Bathroom Floor Main	Dimen 10'10 x 8'10 x 9 11'6 x 4'8 x 5' 5'4 x 1' # of Pieces 4	sions 11'9 9'6 17'3 7 7'3 <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):	Electricity,Natural Gas LOT 22 SECTION 8 T Workshop Detached Rural Setting ClthWsh/Dryr/Frdg/St Performance Power P Type Living Room Dining Room Kitchen Eating Area Laundry Recreation Room Primary Bedroom 2,191 sqft 0 sqft 0 sqft	OWNSHIP 11 NEW WESTMINS           ve/DW,Drapes/Window Covering           Play Realty           Dimensions           12'10 × 17'6           9'7 × 10'10           9'10 × 12'           10'8 × 16'8           6'1 × 10'3           11'6 × 37'10           10'10 × 15'4           # Of Rooms:           # Of Kitchens:           # Of Levels:	s,Smoke Alarm,Windows - The Floor Main Main Main Main Main 12 1 1	rmo Type Bedroom Bedroom Den Foyer Utility Bathroom Floor	Dimen 10'10 x 8'10 x 9 11'6 x 4'8 x 5' 5'4 x 1 <b># of Pieces</b>	sions 11'9 9'6 17'3 7 7'3 Ensuite?
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Estate Sale. Location, Location. 5 min to freeway and 5 min to down town with secondary residence for extended family or rental income. Picturesque 5 acre property with municipal water on a nice quiet dead end street. Totally updated in 2021 this 3-4 bedroom Rancher is move in ready. Well built metal clad 40 x 40 insulated and heated shop with 2 10' wide by 12' high doors and its own electrical service. 24 x 43 secondary building could be used as a barn or secondary shop space. Year 2000 14 x 66 2 bedroom mobile home is in great condition and currently rented to great tenants that would love to stay.

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