23659 53A AVENUE LANGLEY

Salmon River, V2Z 2P4

Residential	Detached
\$2,29	9,000 (LP)

Depth/Size (ft):	297(1.13AC)	Bedrooms:	3	Approx. Year Built:	1971
Frontage (ft):	161.00	Bathrooms:	2	Age:	53
Lot Area: (Acres)	1.13	Full Baths:	2	Zoning:	SR1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$6,117.91
Rear Yard Exp:	North	Han Datils.	0	For Tax Year:	2023
•					
View:	No			P.I.D.:	004-512-952
Style of Home:	Rancher/Bungalow		Parking:	Total: 6 - Covered: 2	
Construction:	Frame - Wood		Covered Parking:	2	
Exterior:	Fibre Cement Board,	Nood	Parking Access:	Front	
Foundation:	,		Parking:	Garage; Double	
Rain Screen:			Locker:	g-,	
Renovations:	Completely		Units in Dev:		
# of Fireplaces:	1 - Fuel: Electric		Distance to:		
Water Supply:	Well - Drilled		Title to Land:	Freehold NonStrata	
		.			
Fuel/Heating:	Forced Air, Natural Ga	5	Property Disc:	Yes	
Outdoor Area:	Patio(s) & Deck(s)		PAD Rental:		
Type of Roof:	Asphalt		Fixtures Leased:	No	
Floor Finish:	Laminate,Tile		Fixtures Rmvd:	No	
View:	No				
	No				
Mgmt. Company:	No Salmon River				
	Salmon River	s.Septic			
Mgmt. Company: Complex / Subdiv: Services Connected:	Salmon River Electricity,Natural Gas	•	4.		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal:	Salmon River Electricity,Natural Gas PL NWP39786 LT 30	LD 36 SEC 4 TWP 11 PART NE 1/	4.		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities:	Salmon River Electricity,Natural Gas PL NWP39786 LT 30 Garden,Guest Suite,Iu	LD 36 SEC 4 TWP 11 PART NE 1/	4.		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences:	Salmon River Electricity,Natural Gas PL NWP39786 LT 30 Garden,Guest Suite,In Private Setting	LD 36 SEC 4 TWP 11 PART NE 1/ n Suite Laundry			
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	Salmon River Electricity,Natural Gas PL NWP39786 LT 30 Garden,Guest Suite,In Private Setting	LD 36 SEC 4 TWP 11 PART NE 1/			
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences:	Salmon River Electricity,Natural Gas PL NWP39786 LT 30 Garden,Guest Suite,In Private Setting ClthWsh/Dryr/Frdg/St	LD 36 SEC 4 TWP 11 PART NE 1/ n Suite Laundry	acuum - Roughed In		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Salmon River Electricity,Natural Gas PL NWP39786 LT 30 Garden,Guest Suite,In Private Setting ClthWsh/Dryr/Frdg/St	LD 36 SEC 4 TWP 11 PART NE 1/ n Suite Laundry tve/DW,Microwave,Storage Shed,Va	acuum - Roughed In		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Salmon River Electricity,Natural Gas PL NWP39786 LT 30 Garden,Guest Suite,In Private Setting ClthWsh/Dryr/Frdg/St RE/MAX Aldercenter	LD 36 SEC 4 TWP 11 PART NE 1/ n Suite Laundry ve/DW,Microwave,Storage Shed,Va Realty, RE/MAX Aldercenter Realt Dimensions	acuum - Roughed In	Туре	Dimensions
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Salmon River Electricity,Natural Gas PL NWP39786 LT 30 Garden,Guest Suite,Iu Private Setting ClthWsh/Dryr/Frdg/St RE/MAX Aldercenter Type Living Room	LD 36 SEC 4 TWP 11 PART NE 1/ n Suite Laundry we/DW,Microwave,Storage Shed,Va Realty, RE/MAX Aldercenter Realt	acuum - Roughed In /	Type Bedroom	Dimensions 10'4 x 12'
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Salmon River Electricity,Natural Gas PL NWP39786 LT 30 Garden,Guest Suite,In Private Setting ClthWsh/Dryr/Frdg/St RE/MAX Aldercenter	LD 36 SEC 4 TWP 11 PART NE 1/ n Suite Laundry ve/DW,Microwave,Storage Shed,Va Realty, RE/MAX Aldercenter Realt Dimensions	acuum - Roughed In		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main	Salmon River Electricity,Natural Gas PL NWP39786 LT 30 Garden,Guest Suite,Iu Private Setting ClthWsh/Dryr/Frdg/St RE/MAX Aldercenter Type Living Room	LD 36 SEC 4 TWP 11 PART NE 1/ n Suite Laundry tve/DW,Microwave,Storage Shed,Va Realty, RE/MAX Aldercenter Realt Dimensions 11'10 x 17'	acuum - Roughed In / Floor Main	Bedroom	10'4 x 12'
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	Salmon River Electricity,Natural Gas PL NWP39786 LT 30 Garden,Guest Suite,Iu Private Setting ClthWsh/Dryr/Frdg/St RE/MAX Aldercenter Type Living Room Dining Room	LD 36 SEC 4 TWP 11 PART NE 1/ n Suite Laundry tve/DW,Microwave,Storage Shed,Va Realty, RE/MAX Aldercenter Realt Dimensions 11'10 x 17' 13'8 x 11'5	acuum - Roughed In / Floor Main Main	Bedroom Walk-In Closet	10'4 x 12' 8' x 6'5
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	Salmon River Electricity,Natural Gas PL NWP39786 LT 30 Garden,Guest Suite,Iu Private Setting ClthWsh/Dryr/Frdg/St RE/MAX Aldercenter Type Living Room Dining Room Kitchen	LD 36 SEC 4 TWP 11 PART NE 1/ n Suite Laundry tve/DW,Microwave,Storage Shed,Va Realty, RE/MAX Aldercenter Realt Dimensions 11'10 x 17' 13'8 x 11'5 12'11 x 12'10	acuum - Roughed In / Floor Main Main Main	Bedroom Walk-In Closet Laundry	10'4 x 12' 8' x 6'5 9'4 x 5'11
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	Salmon River Electricity,Natural Gas PL NWP39786 LT 30 Garden,Guest Suite,In Private Setting ClthWsh/Dryr/Frdg/St RE/MAX Aldercenter Type Living Room Dining Room Kitchen Eating Area	LD 36 SEC 4 TWP 11 PART NE 1/ n Suite Laundry tve/DW,Microwave,Storage Shed,Va Realty, RE/MAX Aldercenter Realt Dimensions 11'10 x 17' 13'8 x 11'5 12'11 x 12'10 5'4 x 6'9	acuum - Roughed In / Floor Main Main Main	Bedroom Walk-In Closet Laundry	10'4 x 12' 8' x 6'5 9'4 x 5'11
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main	Salmon River Electricity,Natural Gas PL NWP39786 LT 30 Garden,Guest Suite,Iu Private Setting ClthWsh/Dryr/Frdg/St RE/MAX Aldercenter Type Living Room Dining Room Kitchen Eating Area Family Room	LD 36 SEC 4 TWP 11 PART NE 1/ n Suite Laundry tve/DW,Microwave,Storage Shed,Va Realty, RE/MAX Aldercenter Realt Dimensions 11'10 x 17' 13'8 x 11'5 12'11 x 12'10 5'4 x 6'9 8'9 x 15'5	acuum - Roughed In / Floor Main Main Main	Bedroom Walk-In Closet Laundry	10'4 x 12' 8' x 6'5 9'4 x 5'11
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	Salmon River Electricity,Natural Gas PL NWP39786 LT 30 Garden,Guest Suite,Iu Private Setting ClthWsh/Dryr/Frdg/St RE/MAX Aldercenter Type Living Room Dining Room Kitchen Eating Area Family Room Primary Bedroom Bedroom	LD 36 SEC 4 TWP 11 PART NE 1/ n Suite Laundry tve/DW,Microwave,Storage Shed,Va Realty, RE/MAX Aldercenter Realt Dimensions 11'10 x 17' 13'8 x 11'5 12'11 x 12'10 5'4 x 6'9 8'9 x 15'5 13'1 x 13'8 8' x 12'2	acuum - Roughed In / Floor Main Main Main Main	Bedroom Walk-In Closet Laundry Foyer	10'4 x 12' 8' x 6'5 9'4 x 5'11 8'1 x 9'3
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	Salmon River Electricity,Natural Gas PL NWP39786 LT 30 Garden,Guest Suite,Iu Private Setting ClthWsh/Dryr/Frdg/St RE/MAX Aldercenter Type Living Room Dining Room Kitchen Eating Area Family Room Primary Bedroom Bedroom	LD 36 SEC 4 TWP 11 PART NE 1/ n Suite Laundry tve/DW,Microwave,Storage Shed,Va Realty, RE/MAX Aldercenter Realt Dimensions 11'10 x 17' 13'8 x 11'5 12'11 x 12'10 5'4 x 6'9 8'9 x 15'5 13'1 x 13'8 8' x 12'2 # Of Rooms:	acuum - Roughed In / Floor Main Main Main Main Main	Bedroom Walk-In Closet Laundry Foyer Bathroom Floor #	10'4 x 12' 8' x 6'5 9'4 x 5'11 8'1 x 9'3 of Pieces 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	Salmon River Electricity,Natural Gas PL NWP39786 LT 30 Garden,Guest Suite,Iu Private Setting ClthWsh/Dryr/Frdg/St RE/MAX Aldercenter Type Living Room Dining Room Kitchen Eating Area Family Room Primary Bedroom Bedroom	LD 36 SEC 4 TWP 11 PART NE 1/ n Suite Laundry tve/DW,Microwave,Storage Shed,Va Realty, RE/MAX Aldercenter Realt Dimensions 11'10 x 17' 13'8 x 11'5 12'11 x 12'10 5'4 x 6'9 8'9 x 15'5 13'1 x 13'8 8' x 12'2	acuum - Roughed In / Floor Main Main Main Main	Bedroom Walk-In Closet Laundry Foyer	10'4 x 12' 8' x 6'5 9'4 x 5'11 8'1 x 9'3 of Pieces 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 Main	Salmon River Electricity,Natural Gas PL NWP39786 LT 30 Garden,Guest Suite,Iu Private Setting ClthWsh/Dryr/Frdg/St RE/MAX Aldercenter Type Living Room Dining Room Kitchen Eating Area Family Room Primary Bedroom Bedroom	LD 36 SEC 4 TWP 11 PART NE 1/ n Suite Laundry tve/DW,Microwave,Storage Shed,Va Realty, RE/MAX Aldercenter Realt Dimensions 11'10 x 17' 13'8 x 11'5 12'11 x 12'10 5'4 x 6'9 8'9 x 15'5 13'1 x 13'8 8' x 12'2 # Of Rooms:	acuum - Roughed In / Floor Main Main Main Main Main	Bedroom Walk-In Closet Laundry Foyer Bathroom Floor #	10'4 x 12' 8' x 6'5 9'4 x 5'11 8'1 x 9'3 of Pieces Ensuite? 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):	Salmon River Electricity,Natural Gas PL NWP39786 LT 30 Garden,Guest Suite,In Private Setting ClthWsh/Dryr/Frdg/St RE/MAX Aldercenter Type Living Room Dining Room Kitchen Eating Area Family Room Primary Bedroom Bedroom 1,986 sqft 0 sqft	LD 36 SEC 4 TWP 11 PART NE 1/ n Suite Laundry tve/DW,Microwave,Storage Shed,Va Realty, RE/MAX Aldercenter Realt Dimensions 11'10 x 17' 13'8 x 11'5 12'11 x 12'10 5'4 x 6'9 8'9 x 15'5 13'1 x 13'8 8' x 12'2 # Of Rooms: # Of Kitchens:	Acuum - Roughed In / Floor Main Main Main Main Main 11	Bedroom Walk-In Closet Laundry Foyer Bathroom Floor # Main 5	10'4 x 12' 8' x 6'5 9'4 x 5'11 8'1 x 9'3 of Pieces Ensuite? 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):	Salmon River Electricity,Natural Gas PL NWP39786 LT 30 Garden,Guest Suite,Iu Private Setting ClthWsh/Dryr/Frdg/St RE/MAX Aldercenter Type Living Room Dining Room Kitchen Eating Area Family Room Primary Bedroom Bedroom 1,986 sqft 0 sqft 0 sqft	LD 36 SEC 4 TWP 11 PART NE 1/ n Suite Laundry tve/DW,Microwave,Storage Shed,Va Realty, RE/MAX Aldercenter Realt Dimensions 11'10 x 17' 13'8 x 11'5 12'11 x 12'10 5'4 x 6'9 8'9 x 15'5 13'1 x 13'8 8' x 12'2 # Of Rooms: # Of Kitchens: # Of Levels:	Acuum - Roughed In / Floor Main Main Main Main Main 11 1	Bedroom Walk-In Closet Laundry Foyer Bathroom Floor # Main 5	10'4 x 12' 8' x 6'5 9'4 x 5'11 8'1 x 9'3 of Pieces Ensuite? 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 Main Main Main Main Main Main Main	Salmon River Electricity,Natural Gas PL NWP39786 LT 30 Garden,Guest Suite,Iu Private Setting ClthWsh/Dryr/Frdg/St RE/MAX Aldercenter Type Living Room Dining Room Kitchen Eating Area Family Room Primary Bedroom Bedroom 1,986 sqft 0 sqft 0 sqft 0 sqft	LD 36 SEC 4 TWP 11 PART NE 1/ n Suite Laundry tve/DW,Microwave,Storage Shed,Va Realty, RE/MAX Aldercenter Realt Dimensions 11'10 x 17' 13'8 x 11'5 12'11 x 12'10 5'4 x 6'9 8'9 x 15'5 13'1 x 13'8 8' x 12'2 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	Acuum - Roughed In / Floor Main Main Main Main Main 11 1	Bedroom Walk-In Closet Laundry Foyer Bathroom Floor # Main 5	10'4 x 12' 8' x 6'5 9'4 x 5'11 8'1 x 9'3 of Pieces Ensuite? 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	Salmon River Electricity,Natural Gas PL NWP39786 LT 30 Garden,Guest Suite,Iu Private Setting ClthWsh/Dryr/Frdg/St RE/MAX Aldercenter Type Living Room Dining Room Kitchen Eating Area Family Room Primary Bedroom Bedroom 1,986 sqft 0 sqft 0 sqft 0 sqft 1,986 sqft	LD 36 SEC 4 TWP 11 PART NE 1/ n Suite Laundry tve/DW,Microwave,Storage Shed,Va Realty, RE/MAX Aldercenter Realt Dimensions 11'10 x 17' 13'8 x 11'5 12'11 x 12'10 5'4 x 6'9 8'9 x 15'5 13'1 x 13'8 8' x 12'2 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	Acuum - Roughed In / Floor Main Main Main Main Main 11 1 1 Other	Bedroom Walk-In Closet Laundry Foyer Bathroom Floor # Main 5	10'4 x 12' 8' x 6'5 9'4 x 5'11 8'1 x 9'3 of Pieces Ensuite? No

RANCHER AND GUEST COTTAGE ON 1 ACRE! ULTIMATE PRIVACY! Property feels like an enchanted garden! Renovated 2000 sq ft rancher with 3 bedrooms and 2 full bath. Inviting outside space with over 1000 sq ft of deck, patio kitchen area with built in BBQ. So nice for entertaining or relaxing. Property slopes down with dry gully (no water course) and then levels out at the cottage area. Totally separate from the main home with lovely private yard with pond, garden and bench areas. Gourmet kitchen in main home with chef inspired appliances, vaulted ceiling, beautiful bright open space. Renovations started 7 years ago and finished last year. Cottage finished last year is a studio with lovely kitchen, full bath and bedroom area, roof, windows and siding. Gardeners delight!



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