R2895765 Apartment/Condo

109 20058 FRASER HIGHWAY LANGLEY

Langley City, V3A 0E5

Residential	Attached
\$499	,000 (LP)

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2012
Frontage (ft):		Bathrooms:	1	Age:	12
Lot Area:		Full Baths:	1	Zoning:	CD
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,553.16
Rear Yard Exp:		Maint. Fee:	384.63	For Tax Year:	2023
View:				P.I.D.:	028-884-507
Style of Home:	1 Storey,Corner Unit		Parking:	Total: 1 - Covered: 1	
Construction:	Frame - Wood		Covered Parking:	1	
Exterior:	Brick, Fibre Cement E	Board	Parking Access:		
Foundation:			Parking:	Garage; Underground	
Rain Screen:	Full	Locker:		Yes	
Renovations:	Partly		Units in Dev:	- Total Units in Strata: 1	01
# of Fireplaces:			Distance to:		
Water Supply:	City/Municipal		Title to Land:	Freehold Strata	
Fuel/Heating:	Baseboard,Electric		Property Disc:	Yes	
Outdoor Area:	Balcony(s)		PAD Rental:		
Type of Roof:	Torch-On		Fixtures Leased:	No	
Floor Finish:	Laminate, Tile		Fixtures Rmvd:	No	
View: Mamt. Company:	Dwell Property Mana	agement - 604-248-0752			
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	VARSITY Electricity,Natural Ga STRATA LOT 9 DIST COMMON PROPER Bike Room,Elevator, Central Location,Gol ClthWsh/Dryr/Frdg/S Pets Allowed w/Rest	agement - 604-248-0752 as,Sanitary Sewer,Storm Sewer,Water RICT LOT 309 GROUP 2 NEW WESTM TY IN PROPORTION TO THE UNIT EN In Suite Laundry,Recreation Center,Stor If Course Nearby,Recreation Nearby,Sho Stve/DW,Disposal - Waste,Garage Door ,Smoking Restrictions stencroft, Royal LePage - Wolstencroft	ITITLEMENT OF THE STRA age opping Nearby,Treed	NTA LOT AS SHOWN ON FO	RM V
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This bright & spacious CORNER UNIT 1 Bedroom & DEN at Varsity is move-in ready! 9 ft ceilings, lots of windows & natural light, and your spacious kitchen has a Gas stove and window over the sink! The bedroom has a walk-in closet with custom shelving, and your large den is a great office or guest room! Your sunny balcony is elevated from ground level, surrounded by trees and landscaping for privacy, has lots of room to entertain, and gas BBQ hookup! 1 Parking Space & Storage Locker, with bonus Bike Storage and an amenity room. Non-Smoking Building, 2 Pets allowed (large dogs ok!). Prime location! Walk to shops, restaurants, groceries, future Skytrain, & transit at your door.

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