306 19774 56TH AVENUE LANGLEY

Langley City, V3A 3X6

P. 1		Langley City	, VJA JAD			
Depth/Size (ft):		Bedrooms:	2	Approx. Year Bui	lt: 2006	6
Frontage (ft):		Bathrooms:	2	Age:	18	
Lot Area:		Full Baths:	2	Zoning:	MF	
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,8	59.17
Rear Yard Exp:		Maint. Fee:	504.00	For Tax Year:	2023	3
/iew:	No			P.I.D.:		820-226
Style of Home:	Upper Unit		Parking:	Total: 2 - Covered:	: 2	
Construction:	Frame - Wood		Covered Parking:	2		
Exterior:	Brick, Vinyl, Wood		Parking Access:			
oundation:			Parking:	Garage; Undergro	und,Visitor Parki	ng
lain Screen:			Locker:	Yes		
lenovations:			Units in Dev:			
of Fireplaces:	1 - Fuel: Electric		Distance to:			
/ater Supply:	City/Municipal		Title to Land:	Freehold Strata		
uel/Heating:	Baseboard, Electric		Property Disc:	Yes		
outdoor Area:	Balcny(s) Patio(s) Dck	(S)	PAD Rental:			
ype of Roof:	Asphalt		Fixtures Leased:	No		
loor Finish:			Fixtures Rmvd:	No		
/iew: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities:	MADISON STATION Electricity,Sanitary Sev STRATA LOT 41, PLAI THECOMMON PROPI Bike Room,Elevator,Ex	REALTY - 604-534-7974 wer,Storm Sewer,Water N BCS2040, SECTION 3, TOWNSHIP ERTY IN PROPORTION TO THE UNIT xercise Centre,In Suite Laundry,Storag	ENTITLEMENT OF THE S			NTEREST IN
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Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	GODDARD & SMITH I MADISON STATION Electricity,Sanitary Set STRATA LOT 41, PLAI THECOMMON PROPI Bike Room,Elevator,Ex Central Location,Recro ClthWsh/Dryr/Frdg/Stv Pets Allowed w/Rest.,I Stonehaus Realty Cor Type Living Room Primary Bedroom Kitchen Dining Room Bedroom Den Foyer 942 sqft 0 sqft 0 sqft 0 sqft	wer,Storm Sewer,Water N BCS2040, SECTION 3, TOWNSHIP ERTY IN PROPORTION TO THE UNIT xercise Centre,In Suite Laundry,Storag eation Nearby,Shopping Nearby ve/DW Rentals Allowed 'p. Dimensions 12'2 × 11'8 13'3 × 9'11 9'7 × 9'0 8'8 × 7'8 10'0 × 9'1 9'1 × 4'6 6'0 × 5'3 # Of Rooms: # Of Kitchens: # Of Levels: Crawl/Bsmt Height:	FINTITLEMENT OF THE ST e,Wheelchair Access Floor 7 1 1 1 None	TRATA LOT AS SHOW	/N ON FORM V Dimen # of Pieces 4	sions Ensuite? Yes

Welcome to the highly coveted "Madison Station." This TOP FLOOR 2-bedroom, 2-bathroom plus DEN condo is truly remarkable. Featuring a vaulted ceiling in the living room, this spacious unit offers maximum privacy with bedrooms on opposite sides. The kitchen boasts stainless steel appliances and granite countertops, complemented by easy-to-clean laminate floors throughout. Enjoy ample storage in the laundry room. Savor your morning coffee or host BBQs on the private south-facing balcony. Includes TWO PARKING stalls and a storage locker. Gas is included in the strata fee! The building offers a gym, library, bike room, and a large amenity room. Ideally located near central shopping, parks, Nicomekl River trails, schools, and the future Skytrain station. Book your private showing today!



The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.