R2906786 Apartment/Condo

202 5450 208 STREET LANGLEY

Langley City, V3A 2J9

Residential Attached
\$589,999 (LP)

Depth/Size (ft):		Bedrooms:	2	Approx. Year Bui		4
Frontage (ft):		Bathrooms:	2	Age:	30	
Lot Area:		Full Baths:	2	Zoning:	RM	- /
Flood Plain:	0 1	Half Baths:	0	Gross Taxes:		54.75
Rear Yard Exp:	South	Maint. Fee:	508.79	For Tax Year:	2024	
/iew:				P.I.D.:	018-	-392-423
Style of Home:	Corner Unit		Parking:	Total: 1 - Covered:	: 1	
Construction:	Frame - Wood		Covered Parking:	1		
Exterior:	Mixed, Vinyl		Parking Access:			
oundation:			Parking:	Garage Underbuilding, Visitor Parking		
Rain Screen:	Full		Locker:	Yes		
Renovations:			Units in Dev:	23 - Total Units in	Strata: 23	
of Fireplaces:	1 - Fuel: Gas - Natural	I	Distance to:			
Water Supply:	City/Municipal		Title to Land:	Freehold Strata		
Fuel/Heating:	Baseboard,Electric,Na	itural Gas	Property Disc:	Yes		
Outdoor Area:	Balcony(s)		PAD Rental:			
Type of Roof:	Other		Fixtures Leased:	No		
Floor Finish:	Mixed		Fixtures Rmvd:	No		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal:	STRATA LOT 16 DIST	s,Sanitary Sewer,Storm Sewer,Water RICT LOT 36 GROUP 2 NEW WEST	MINSTER DISTRICTSTRA	TA PLAN LMS1004 TOGE	ETHER WITH AN	۱
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Montgomery Gate Electricity,Natural Gas STRATA LOT 16 DIST Club House,Elevator,II Central Location,Golf ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest.,	s,Sanitary Sewer,Storm Sewer,Water RICT LOT 36 GROUP 2 NEW WEST n Suite Laundry,Storage Course Nearby,Recreation Nearby,S ve/DW,Intercom		TA PLAN LMS1004 TOGE	ETHER WITH AN	1
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Location, location! Montgomery Gate, in heart of Langley City. A tastefully updated unit that is in Southwest corner 2 bed 2 bath condo unit. This awesome condo is spacious with just over 1100 sq. ft that features an open concept kit/liv room. Great modern colors, updated kitchen with white cabinets opens up to an oversized living room complete with a gas fireplace that's included in the maintenance fee! Stylishly painted interior and modern flooring throughout the main area. You'll love the generous sized lndry room with side by side washer/dryer and upper cabinets. Well maintained building and close to all amenities including shopping & parks. The new Langley Skytrain is a short walk away. Don't miss out, won't last. Open house Sat August 10th 1-3pm.



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