R2918931 House/Single Family

20842 52 AVENUE LANGLEY

Langley City, V3A 3T6

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Residential Detached \$1,349,000 (LP)

023-697-423

Depth/Size (ft): Frontage (ft): 52.82 Lot Area: (sq.ft.) Flood Plain: No

4,500.00

Bedrooms: Bathrooms: **Full Baths:** Half Baths:

Approx. Year Built: 1998 Age: 26 Zoning: RS1 **Gross Taxes:** \$5,803.69 For Tax Year: 2024

Style of Home:

Construction:

Exterior:

Rear Yard Exp:

No

Total: 6 - Covered: 2 Parking:

Covered Parking: Parking Access: Front

Parking: Locker:

Garage; Double

P.I.D.:

Foundation: Rain Screen:

Renovations: # of Fireplaces:

Type of Roof:

Floor Finish:

1 - Fuel: Natural Gas City/Municipal Water Supply: Baseboard, Electric Fuel/Heating: **Outdoor Area:** Patio(s) & Deck(s)

2 Storey, Basement Entry

Frame - Wood

Brick, Mixed, Vinyl

Asphalt

Freehold NonStrata Title to Land:

Yes

Property Disc: PAD Rental:

Units in Dev:

Distance to:

Fixtures Leased: No Fixtures Rmvd: No

View: No

Mgmt. Company: Complex / Subdiv:

Services Connected: Community, Electricity, Sanitary Sewer, Storm Sewer

LOT 1 DISTRICT LOT 36 GROUP 2 NEW WESTMINSTER DISTRICT PLAN LMP32171 Legal:

Amenities:

Site Influences: **Shopping Nearby**

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restric:

Listing Broker(s): Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Туре	Dimensions	Floor	Туре	Dimensions
Main	Foyer	5'4 x 6'2	Above	Living Room	15'10 x 17'5
Main	Storage	8'7 x 5'11	Above	Dining Room	14'11 x 9'8
Main	Bedroom	10'2 x 10'10	Above	Kitchen	11'8 x 11'3
Main	Kitchen	7'0 x 9'4	Above	Primary Bedroom	11'8 x 12'5
Main	Living Room	12'1 x 10'6	Above	Bedroom	9'7 x 9'9
Main	Dining Room	12'3 x 9'11	Above	Bedroom	10'0 x 10'2
Main	Bedroom	12'0 x 10'4			

Finished Floor (Main): 949 sqft Finished Floor (Above): 1,216 sqft Finished Floor (Below): 0 sqft Finished Floor (Bsmt): 0 sqft Finished Floor (Total): 2,165 sqft **Unfinished Floor:** 0 sqft

Grand Total: 2,165 sqft # Of Kitchens: 2 # Of Levels: 2 Suite: **Unauthorized Suite**

13

Crawl/Bsmt Height:

Basement: Fully Finished **Beds In Bsmt:** 0/5

Of Pets:

Of Rooms:

Bathroom Floor # of Pieces Ensuite? Main 3 Nο Above 3 Yes Above 3 No

BSMT ENTRY home in Langley! Double garage with many updates. SKY TRAIN IS COMING soon, beautiful house 5 bedrooms, 2 kitchens and 3 full bathrooms LOCATED QUIET CENTRAL AREA OF LANGLEY near Newlands Golf Course. Master has beautifully renovated ensuite. Excellent covered deck off the kitchen to good sized yard. Spacious living room and dining room in the main floor and gorgeous area below great for IN LAW or 2 families. Great sized driveway, lots of parking. Call now for private viewing.