## R2922585 House/Single Family

## 26628 28B STREET LANGLEY

Aldergrove Langley, V4W 3B2

**Residential Detached** \$1,049,900 (LP)

Depth/Size (ft): 32.6 Bedrooms: 3 Approx. Year Built: 1982 3 Frontage (ft): 164.69 Bathrooms: Age: 42 Zoning: R-1B Lot Area: (sq.ft.) 5,380.00 **Full Baths:** 1 Flood Plain: Half Baths: 2 **Gross Taxes:** \$4,763.58 Nο South For Tax Year: Rear Yard Exp: 2024 No P.I.D.: 002-824-671 Total: 3 Style of Home: 3 Level Split, Split Entry Parking: Construction: Frame - Wood **Covered Parking:** Exterior: Mixed, Vinyl **Parking Access:** Front Foundation: Parking: Carport; Single, Open Rain Screen: Locker: Renovations: Units in Dev: # of Fireplaces: 1 - Fuel: Wood Distance to: City/Municipal Freehold NonStrata Water Supply: Title to Land: Fuel/Heating: Forced Air **Property Disc:** No **Outdoor Area: PAD Rental:** Patio(s) Type of Roof: Asphalt **Fixtures Leased:** No Fixtures Rmvd: Floor Finish: Tile, Vinyl/Linoleum, Carpet Yes View: No Mgmt. Company: Complex / Subdiv: Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water LOT 433, PLAN NWP61620, SECTION 19, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT Legal: Amenities: None

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Dimensions

13'4 x 10'4

9'7 x 9'1

Features: ClthWsh/Dryr/Frdg/Stve/DW

Type

Bedroom

**Bylaw Restric:** 

Floor

Above

Above

Listing Broker(s): Stonehaus Realty Corp., Stonehaus Realty Corp.

Primary Bedroom

Above	Bedroom Kitchen Living Room	9'1 x 8'10	Below	Storage	19'11 x 11'6	
Main		13'4 x 9'11				
Main		17'7 x 12'11				
Main	Dining Room	9'11 x 7'10				
Below	Family Room	21'1 x 11'4				
Finished Floor (Main):	1,095 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	531 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	2	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	1,626 sqft	Crawl/Bsmt Height:	2'5			
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,626 sqft	Beds In Bsmt:	0/3			
		# Of Pets:				

Floor

Below

Below

Welcome to your new home! In a highly sought-after & terrific location, this beautiful 3-level split home features a spacious floor plan with 3 bedrooms, a large & spacious kitchen with stainless steel appliances, a large living room, dining room & family room that spills out to a beautiful flat SOUTH-FACING backyard perfect for entertaining & bbq's. Updates include a new furnace in (2012); in 2023 a new roof, driveway, gutters, and fascia where installed. This is a very clean home, its move in ready and walking distance to the high school, middle school, grocery stores, Shoppers, the library, the rec center with waterslides a pool and ice rink and the upcoming Aldergrove Town Center! This is a Solid Home in a spectacular location. Don't miss this one—schedule your viewing today!

Type

Foyer

Laundry

Dimensions

12'8 x 11'6

5'5 x 3'8