R2927946 1/2 Duplex

19911 52A AVENUE LANGLEY

Residential Attached \$1,024,880 (LP)

Langley City, V3A 6T2

1

Depth/Size (ft): 100 Frontage (ft): 50.00 Lot Area: (sq.ft.)

5,000.00

2 Storey, Corner Unit

Frame - Wood

Completely

4 Bedrooms: 3 Bathrooms: **Full Baths:** 2

Half Baths:

Approx. Year Built: 1977 Age: 47 Zoning: RS-1 **Gross Taxes:** \$3,365.03

2024

001-542-630

For Tax Year:

P.I.D.:

Flood Plain: Rear Yard Exp:

No

Total: 4 - Covered: 1 Parking:

Covered Parking: Parking Access: Front

Parking: Carport; Single

Locker:

Units in Dev: Distance to:

Freehold Strata Title to Land:

Property Disc: Yes

PAD Rental:

Fixtures Leased: No Fixtures Rmvd: No

Style of Home: Construction:

Exterior: Vinvl Foundation:

Rain Screen: Renovations:

of Fireplaces:

Water Supply:

City/Municipal Fuel/Heating: Baseboard, Electric **Outdoor Area:** Fenced Yard, Patio(s)

Type of Roof: Floor Finish:

Asphalt Laminate

View: No

Mgmt. Company:

Complex / Subdiv: Brydon / Nicomekl Electricity

Services Connected:

STRATA LOT 1, PLAN NWS857, PART NE1/4, SECTION 3, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN Legal: INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Amenities: Workshop Detached

Cul-de-Sac, Private Yard, Shopping Nearby Site Influences:

Features:

Bylaw Restric: No Restrictions

Listing Broker(s): Homelife Benchmark Titus Realty

Dimensions Floor Type Main Living Room 11'6 x 11'6 Main Foyer 9'5 x 8' Main Storage 7'10 x 3'10 Main Kitchen 11'5 x 8'9 Main Family Room 14'7 x 10'11 Main Patio 6' x 5'10 Primary Bedroom Above 11'7 x 10'8

Dimensions Floor Type Above Bedroom 12'4 x 7'7 Above Bedroom 11'7 x 11'4 Above Bedroom 11'4 x 7'7 Above Den 11'7 x 7'7

Bathroom Floor

Main

Above

Above

Finished Floor (Main): 685 sqft Finished Floor (Above): 791 sqft Finished Floor (Below): 0 sqft Finished Floor (Bsmt): 0 sqft Finished Floor (Total): 1,476 sqft **Unfinished Floor:** 0 saft **Grand Total:** 1,476 sqft # Of Rooms: 11 # Of Kitchens: 1 # Of Levels: 2 Suite: None Crawl/Bsmt Height:

Basement: None Beds In Bsmt: 0/4 # Of Pets:

of Pieces

4

3

2

Ensuite?

Nο

No

Yes

HALF DUPLEX, In the Heart of Langley City. Almost FULLY RENOVATED. Upgrades include new kitchen and 3 BATHROOMS, including new cabinets, sinks, granite, flooring, tub and showers etc. Fresh paint and flooring throughout. A very RECENT ROOF (approx. 2 years) Walk-in closet could be a den. FULLY FENCED YARD. Quiet cul-de-sac, close to shopping, schools, transit, parks and HUGE. Enjoy the convenience of a short stroll to Brydon Lagoon nature trail, a nature walk that travels through the City of Langley. This home is located near parks, schools, restaurants, and direct access to public transit, and future skytrain! OCP is planning for mix of low rise and townhouse in the residential areas oriented towards the Nicomekl River, Multi-Storey buildings between 3-6 stories with 1.4 - 2.1 FAR.