23913 58A AVENUE LANGLEY

Salmon River, V2Z 1A5

Depth/Size (ft):	160	Bedrooms:	3	Approx. Year Buil	lt: 1982	2
Frontage (ft):	67.00	Bathrooms:	3	Age:	42	
Lot Area: (sq.ft.)	14,810.00	Full Baths:	3	Zoning:	SR1	
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,9	64.68
Rear Yard Exp:	Northwest			For Tax Year:	2024	1
View:				P.I.D.:	001-	975-111
Style of Home:	2 Storey w/Bsmt.		Parking:	Total: 2 - Covered:	: 2	
Construction:	Frame - Wood		Covered Parking:	2		
Exterior:	Wood		Parking Access:	Front		
Foundation:			Parking:	Garage; Double		
Rain Screen:			Locker:			
Renovations:			Units in Dev:			
# of Fireplaces:	1 - Fuel: Natural Gas		Distance to:			
Water Supply:	City/Municipal		Title to Land:	Freehold NonStrat	ta	
Fuel/Heating:	Forced Air,Natural Ga	S	Property Disc:	Yes		
Outdoor Area:	Fenced Yard, Patio(s)		PAD Rental:			
Type of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:	Hardwood,Wall/Wall/N	Aixed	Fixtures Rmvd:	No		
	,,					
View: Mgmt. Company: Complex / Subdiv: Services Connected:	Tall Timbers	s Water				
Mgmt. Company:	Electricity,Natural Gas PL 57565 LT 24 LD 36	6 SEC 9 TWP 11 PART SE1/4. Course Nearby,Private Setting,Pri ve/DW	vate Yard			
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Electricity,Natural Gas PL 57565 LT 24 LD 36 Central Location,Golf ClthWsh/Dryr/Frdg/St	6 SEC 9 TWP 11 PART SE1/4. Course Nearby,Private Setting,Pri ve/DW	vate Yard	Туре	Dimen	sions
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural Gas PL 57565 LT 24 LD 36 Central Location,Golf ClthWsh/Dryr/Frdg/St RE/MAX Treeland Re	6 SEC 9 TWP 11 PART SE1/4. Course Nearby,Private Setting,Pri ve/DW		Type Bedroom	Dimen 11'7 x	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural Gas PL 57565 LT 24 LD 36 Central Location,Golf ClthWsh/Dryr/Frdg/St RE/MAX Treeland Re	6 SEC 9 TWP 11 PART SE1/4. Course Nearby,Private Setting,Pri ve/DW alty Dimensions	Floor			8'8
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main	Electricity,Natural Gas PL 57565 LT 24 LD 36 Central Location,Golf ClthWsh/Dryr/Frdg/St RE/MAX Treeland Re Type Family Room	6 SEC 9 TWP 11 PART SE1/4. Course Nearby,Private Setting,Prive/DW alty Dimensions 13'7 x 11'8	Floor Above	Bedroom	11'7 x	8'8 12'2
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	Electricity,Natural Gas PL 57565 LT 24 LD 36 Central Location,Golf ClthWsh/Dryr/Frdg/St RE/MAX Treeland Re Type Family Room Dining Room Kitchen	6 SEC 9 TWP 11 PART SE1/4. Course Nearby,Private Setting,Prive/DW alty Dimensions 13'7 x 11'8 6'8 x 11'8 10'4 x 11'8	Floor Above Above Above	Bedroom Bedroom Loft	11'7 x 11'5 x 10'7 x	8'8 12'2 12'0
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	Electricity,Natural Gas PL 57565 LT 24 LD 36 Central Location,Golf ClthWsh/Dryr/Frdg/St RE/MAX Treeland Re Type Family Room Dining Room Kitchen Living Room	6 SEC 9 TWP 11 PART SE1/4. Course Nearby,Private Setting,Prive/DW alty Dimensions 13'7 x 11'8 6'8 x 11'8 10'4 x 11'8 13'6 x 19'0	Floor Above Above Above Bsmt	Bedroom Bedroom Loft Den	11'7 x 11'5 x 10'7 x 16'3 x	8'8 12'2 12'0 16'4
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main	Electricity,Natural Gas PL 57565 LT 24 LD 36 Central Location,Golf ClthWsh/Dryr/Frdg/St RE/MAX Treeland Re Type Family Room Dining Room Kitchen Living Room Foyer	6 SEC 9 TWP 11 PART SE1/4. Course Nearby,Private Setting,Privve/DW alty Dimensions 13'7 x 11'8 6'8 x 11'8 10'4 x 11'8 13'6 x 19'0 10'6 x 6'0	Floor Above Above Bsmt Bsmt	Bedroom Bedroom Loft Den Recreation Room	11'7 x 11'5 x 10'7 x 16'3 x 15'6 x	8'8 12'2 12'0 16'4 11'4
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Above	Electricity,Natural Gas PL 57565 LT 24 LD 36 Central Location,Golf ClthWsh/Dryr/Frdg/St RE/MAX Treeland Re Type Family Room Dining Room Kitchen Living Room Foyer Primary Bedroom	6 SEC 9 TWP 11 PART SE1/4. Course Nearby,Private Setting,Prive/DW Palty Dimensions 13'7 x 11'8 6'8 x 11'8 10'4 x 11'8 13'6 x 19'0 10'6 x 6'0 12'9 x 11'8	Floor Above Above Bsmt Bsmt Bsmt	Bedroom Bedroom Loft Den Recreation Room Laundry	11'7 x 11'5 x 10'7 x 16'3 x 15'6 x 8'0 x 7	8'8 12'2 12'0 16'4 11'4 '5
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main	Electricity,Natural Gas PL 57565 LT 24 LD 36 Central Location,Golf ClthWsh/Dryr/Frdg/St RE/MAX Treeland Re Type Family Room Dining Room Kitchen Living Room Foyer	6 SEC 9 TWP 11 PART SE1/4. Course Nearby,Private Setting,Privve/DW alty Dimensions 13'7 x 11'8 6'8 x 11'8 10'4 x 11'8 13'6 x 19'0 10'6 x 6'0	Floor Above Above Bsmt Bsmt	Bedroom Bedroom Loft Den Recreation Room	11'7 x 11'5 x 10'7 x 16'3 x 15'6 x	8'8 12'2 12'0 16'4 11'4 '5
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Above	Electricity,Natural Gas PL 57565 LT 24 LD 36 Central Location,Golf ClthWsh/Dryr/Frdg/St RE/MAX Treeland Re Type Family Room Dining Room Kitchen Living Room Foyer Primary Bedroom	6 SEC 9 TWP 11 PART SE1/4. Course Nearby,Private Setting,Prive/DW Palty Dimensions 13'7 x 11'8 6'8 x 11'8 10'4 x 11'8 13'6 x 19'0 10'6 x 6'0 12'9 x 11'8	Floor Above Above Bsmt Bsmt Bsmt	Bedroom Bedroom Loft Den Recreation Room Laundry	11'7 x 11'5 x 10'7 x 16'3 x 15'6 x 8'0 x 7	8'8 12'2 12'0 16'4 11'4 '5
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Above Above	Electricity,Natural Gas PL 57565 LT 24 LD 36 Central Location,Golf ClthWsh/Dryr/Frdg/St RE/MAX Treeland Re Family Room Dining Room Kitchen Living Room Foyer Primary Bedroom Walk-In Closet	6 SEC 9 TWP 11 PART SE1/4. Course Nearby,Private Setting,Prive/DW ealty Dimensions 13'7 x 11'8 6'8 x 11'8 10'4 x 11'8 13'6 x 19'0 10'6 x 6'0 12'9 x 11'8 5'6 x 5'0	Floor Above Above Bsmt Bsmt Bsmt Bsmt	Bedroom Bedroom Loft Den Recreation Room Laundry Storage	11'7 x 11'5 x 10'7 x 16'3 x 15'6 x 8'0 x 7 7'7 x 3	8'8 12'2 12'0 16'4 11'4 '5 '0
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Above Above Finished Floor (Main):	Electricity,Natural Gas PL 57565 LT 24 LD 36 Central Location,Golf ClthWsh/Dryr/Frdg/St RE/MAX Treeland Re Type Family Room Dining Room Kitchen Living Room Foyer Primary Bedroom Walk-In Closet 851 sqft	6 SEC 9 TWP 11 PART SE1/4. Course Nearby,Private Setting,Prive/DW alty Dimensions 13'7 x 11'8 6'8 x 11'8 10'4 x 11'8 13'6 x 19'0 10'6 x 6'0 12'9 x 11'8 5'6 x 5'0 # Of Rooms:	Floor Above Above Bsmt Bsmt Bsmt Bsmt Bsmt	Bedroom Bedroom Loft Den Recreation Room Laundry Storage Bathroom Floor	11'7 x 11'5 x 10'7 x 16'3 x 15'6 x 8'0 x 7 7'7 x 3 # of Pieces	8'8 12'2 12'0 16'4 11'4 '5 '0 Ensuite?
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Above Above Finished Floor (Main): Finished Floor (Above):	Electricity,Natural Gas PL 57565 LT 24 LD 36 Central Location,Golf ClthWsh/Dryr/Frdg/St RE/MAX Treeland Re Family Room Dining Room Kitchen Living Room Foyer Primary Bedroom Walk-In Closet 851 sqft 867 sqft	6 SEC 9 TWP 11 PART SE1/4. Course Nearby,Private Setting,Prive/DW alty Dimensions 13'7 x 11'8 6'8 x 11'8 10'4 x 11'8 13'6 x 19'0 10'6 x 6'0 12'9 x 11'8 5'6 x 5'0 # Of Rooms: # Of Kitchens:	Floor Above Above Bsmt Bsmt Bsmt Bsmt Bsmt 14	Bedroom Bedroom Loft Den Recreation Room Laundry Storage Bathroom Floor Above	11'7 x 11'5 x 10'7 x 16'3 x 15'6 x 8'0 x 7 7'7 x 3 # of Pieces 3	8'8 12'2 12'0 16'4 11'4 '5 '0 Ensuite? Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Above Above Finished Floor (Main): Finished Floor (Below):	Electricity,Natural Gas PL 57565 LT 24 LD 36 Central Location,Golf ClthWsh/Dryr/Frdg/St RE/MAX Treeland Re Family Room Dining Room Kitchen Living Room Foyer Primary Bedroom Walk-In Closet 851 sqft 867 sqft 0 sqft	6 SEC 9 TWP 11 PART SE1/4. Course Nearby,Private Setting,Prive/DW Palty Dimensions 13'7 × 11'8 6'8 × 11'8 10'4 × 11'8 13'6 × 19'0 10'6 × 6'0 12'9 × 11'8 5'6 × 5'0 # Of Rooms: # Of Rooms: # Of Kitchens: # Of Levels:	Floor Above Above Bsmt Bsmt Bsmt Bsmt Bsmt 14 1 3	Bedroom Bedroom Loft Den Recreation Room Laundry Storage Bathroom Floor Above Above	11'7 x 11'5 x 10'7 x 16'3 x 15'6 x 8'0 x 7 7'7 x 3 # of Pieces 3 4	8'8 12'2 12'0 16'4 11'4 '5 '0 Ensuite? Yes No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Above Above Finished Floor (Main): Finished Floor (Below): Finished Floor (Bsmt):	Electricity,Natural Gas PL 57565 LT 24 LD 36 Central Location,Golf ClthWsh/Dryr/Frdg/St RE/MAX Treeland Re Family Room Dining Room Kitchen Living Room Foyer Primary Bedroom Walk-In Closet 851 sqft 867 sqft 0 sqft 803 sqft	6 SEC 9 TWP 11 PART SE1/4. Course Nearby,Private Setting,Prive/DW Palty Dimensions 13'7 × 11'8 6'8 × 11'8 10'4 × 11'8 13'6 × 19'0 10'6 × 6'0 12'9 × 11'8 5'6 × 5'0 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	Floor Above Above Bsmt Bsmt Bsmt Bsmt Bsmt 14 1 3	Bedroom Bedroom Loft Den Recreation Room Laundry Storage Bathroom Floor Above Above	11'7 x 11'5 x 10'7 x 16'3 x 15'6 x 8'0 x 7 7'7 x 3 # of Pieces 3 4	8'8 12'2 12'0 16'4 11'4 '5 '0 Ensuite? Yes No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Above Above Finished Floor (Main): Finished Floor (Below): Finished Floor (Below): Finished Floor (Total):	Electricity,Natural Gas PL 57565 LT 24 LD 36 Central Location,Golf ClthWsh/Dryr/Frdg/St RE/MAX Treeland Re Family Room Dining Room Kitchen Living Room Foyer Primary Bedroom Walk-In Closet 851 sqft 867 sqft 0 sqft 803 sqft 2,521 sqft	6 SEC 9 TWP 11 PART SE1/4. Course Nearby,Private Setting,Prive/DW Palty Dimensions 13'7 × 11'8 6'8 × 11'8 10'4 × 11'8 13'6 × 19'0 10'6 × 6'0 12'9 × 11'8 5'6 × 5'0 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	Floor Above Above Bsmt Bsmt Bsmt Bsmt Bsmt 14 1 3 None	Bedroom Bedroom Loft Den Recreation Room Laundry Storage Bathroom Floor Above Above	11'7 x 11'5 x 10'7 x 16'3 x 15'6 x 8'0 x 7 7'7 x 3 # of Pieces 3 4	8'8 12'2 12'0 16'4 11'4 '5 '0 Ensuite? Yes No

Nestled in the highly sought-after Tall Timbers neighborhood, this spacious home offers two stories PLUS a WALKOUT BASEMENT with SUITE POTENTIAL. The main level features updated kitchen, oak floors, gas fireplace and access to a wrap around deck. Upstairs are 3 spacious bedrooms and an open loft, while another bedroom on the lower level opens to a covered patio. Updates include WINDOWS, ROOF, FURNACE, HOT WATER TANK, and BATHROOMS. The private 0.34-acre lot offers a parklike setting with fruit trees, garden boxes, a multi-level deck, shed, and tons of parking.

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