## R2954940 House/Single Family

## 4924 197A STREET LANGLEY

Langley City, V3A 6W1

<b>Residential Detached</b>
\$1,299,000 (LP)

Depth/Size (ft):	136.15	Bedrooms:	3	Approx. Year Bui	ilt: 197	7
Frontage (ft):	60.03	Bathrooms:	3	Age:	48	
.ot Area: (sq.ft.)	8,178.00	Full Baths:	1	Zoning:	RS1	1
Flood Plain:		Half Baths:	2	Gross Taxes:	\$5,5	542.01
Rear Yard Exp:	East			For Tax Year:	202	4
/iew:				P.I.D.:	004-	-037-251
ityle of Home:	Basement Entry		Parking:	Total: 3 - Covered:	: 1	
Construction:	Frame - Wood		Covered Parking:	1		
Exterior:	Brick,Stucco,Wood		Parking Access:	Front		
oundation:			Parking:	Garage; Single,Op	pen	
ain Screen:			Locker:	5 7 6 - 7 - 1		
enovations:			Units in Dev:			
of Fireplaces:	2 - Fuel: Wood		Distance to:			
/ater Supply:	City/Municipal		Title to Land:	Freehold NonStrat	ta	
uel/Heating:	Forced Air,Natural Ga	S	Property Disc:	Yes		
Outdoor Area:	Fenced Yard,Patio(s),		PAD Rental:			
ype of Roof:	Asphalt	· ·	Fixtures Leased:	No		
Floor Finish:	Laminate,Carpet		Fixtures Rmvd:	No		
/iew:						
Mgmt. Company:						
Mgmt. Company: Complex / Subdiv:	Electricity Natural Goo	Sapitary Sower Water				
Agmt. Company: Complex / Subdiv: Services Connected:	-	s,Sanitary Sewer,Water				
Agmt. Company: Complex / Subdiv: Services Connected: Legal:	LOT 149 SECTION 3	s,Sanitary Sewer,Water TOWNSHIP 8 NEW WESTMINSTI	ER DISTRICT PLAN 50396			
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities:	LOT 149 SECTION 3 Garden,Storage	TOWNSHIP 8 NEW WESTMINST	ER DISTRICT PLAN 50396			
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences:	LOT 149 SECTION 3 Garden,Storage Central Location,Recr	TOWNSHIP 8 NEW WESTMINST				
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	LOT 149 SECTION 3 Garden,Storage Central Location,Recr	TOWNSHIP 8 NEW WESTMINST				
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	LOT 149 SECTION 3 Garden,Storage Central Location,Recr ClthWsh/Dryr/Frdg/St	TOWNSHIP 8 NEW WESTMINST reation Nearby,Shopping Nearby ve/DW,Drapes/Window Coverings,				
Igmt. Company: complex / Subdiv: ervices Connected: egal: amenities: ite Influences: eatures: cylaw Restric:	LOT 149 SECTION 3 Garden,Storage Central Location,Recr	TOWNSHIP 8 NEW WESTMINST reation Nearby,Shopping Nearby ve/DW,Drapes/Window Coverings,				
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	LOT 149 SECTION 3 Garden,Storage Central Location,Recr ClthWsh/Dryr/Frdg/St Royal LePage - Wolst Type	TOWNSHIP 8 NEW WESTMINST reation Nearby,Shopping Nearby ve/DW,Drapes/Window Coverings, encroft Dimensions	Garage Door Opener	Туре	-	nsions
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Seatures: Bylaw Restric: Listing Broker(s):	LOT 149 SECTION 3 Garden,Storage Central Location,Recr ClthWsh/Dryr/Frdg/St Royal LePage - Wolst <b>Type</b> Living Room	TOWNSHIP 8 NEW WESTMINST reation Nearby,Shopping Nearby ve/DW,Drapes/Window Coverings, encroft	Garage Door Opener	<b>Type</b> Family Room	Dimer 16'4 x	
Agmt. Company: complex / Subdiv: services Connected: .egal: .menities: .ite Influences: .eatures: Bylaw Restric: .isting Broker(s):	LOT 149 SECTION 3 Garden,Storage Central Location,Recr ClthWsh/Dryr/Frdg/St Royal LePage - Wolst Type	TOWNSHIP 8 NEW WESTMINST reation Nearby,Shopping Nearby ve/DW,Drapes/Window Coverings, encroft <b>Dimensions</b> 16'9 x 15'7 9'11 x 8'11	Garage Door Opener		16'4 x 11'4 x	13'2 10'6
Agmt. Company: Complex / Subdiv: Gervices Connected: Legal: Amenities: Site Influences: Geatures: Bylaw Restric: Listing Broker(s): loor lain	LOT 149 SECTION 3 Garden,Storage Central Location,Recr ClthWsh/Dryr/Frdg/St Royal LePage - Wolst <b>Type</b> Living Room	TOWNSHIP 8 NEW WESTMINST reation Nearby,Shopping Nearby ve/DW,Drapes/Window Coverings, encroft Dimensions 16'9 x 15'7 9'11 x 8'11 9'6 x 9'6	Garage Door Opener Floor Below Below Below	Family Room	16'4 x 11'4 x 12'10 :	13'2 10'6 x 10'6
Agmt. Company: Complex / Subdiv: Gervices Connected: Legal: Amenities: Site Influences: Geatures: Bylaw Restric: Listing Broker(s): Cloor Iain Iain	LOT 149 SECTION 3 Garden,Storage Central Location,Recr ClthWsh/Dryr/Frdg/St Royal LePage - Wolst <b>Type</b> Living Room Dining Room Kitchen Eating Area	TOWNSHIP 8 NEW WESTMINST reation Nearby,Shopping Nearby ve/DW,Drapes/Window Coverings, encroft Dimensions 16'9 x 15'7 9'11 x 8'11 9'6 x 9'6 7'8 x 4'6	Garage Door Opener Floor Below Below	Family Room Recreation Room	16'4 x 11'4 x	13'2 10'6 x 10'6
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	LOT 149 SECTION 3 Garden,Storage Central Location,Recr ClthWsh/Dryr/Frdg/St Royal LePage - Wolst <b>Type</b> Living Room Dining Room Kitchen	TOWNSHIP 8 NEW WESTMINST reation Nearby,Shopping Nearby ve/DW,Drapes/Window Coverings, encroft Dimensions 16'9 x 15'7 9'11 x 8'11 9'6 x 9'6	Garage Door Opener Floor Below Below Below	Family Room Recreation Room Laundry	16'4 x 11'4 x 12'10 :	13'2 10'6 x 10'6
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	LOT 149 SECTION 3 Garden,Storage Central Location,Recr ClthWsh/Dryr/Frdg/St Royal LePage - Wolst <b>Type</b> Living Room Dining Room Kitchen Eating Area	TOWNSHIP 8 NEW WESTMINST reation Nearby,Shopping Nearby ve/DW,Drapes/Window Coverings, encroft Dimensions 16'9 x 15'7 9'11 x 8'11 9'6 x 9'6 7'8 x 4'6	Garage Door Opener Floor Below Below Below	Family Room Recreation Room Laundry	16'4 x 11'4 x 12'10 :	13'2 10'6 x 10'6
Igmt. Company: complex / Subdiv: complex / Subdiv: eervices Connected: egal: umenities: isting Eroker(s): ceatures:	LOT 149 SECTION 3 Garden,Storage Central Location,Recr ClthWsh/Dryr/Frdg/St Royal LePage - Wolst <b>Type</b> Living Room Dining Room Kitchen Eating Area Primary Bedroom	TOWNSHIP 8 NEW WESTMINST reation Nearby,Shopping Nearby ve/DW,Drapes/Window Coverings, encroft Dimensions 16'9 x 15'7 9'11 x 8'11 9'6 x 9'6 7'8 x 4'6 14'8 x 11'7	Garage Door Opener Floor Below Below Below	Family Room Recreation Room Laundry	16'4 x 11'4 x 12'10 :	13'2 10'6 x 10'6
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: cylaw Restric: isting Broker(s): loor lain lain lain lain	LOT 149 SECTION 3 Garden,Storage Central Location,Recr ClthWsh/Dryr/Frdg/St Royal LePage - Wolst <b>Type</b> Living Room Dining Room Kitchen Eating Area Primary Bedroom Bedroom	TOWNSHIP 8 NEW WESTMINST reation Nearby,Shopping Nearby ve/DW,Drapes/Window Coverings, encroft Dimensions 16'9 x 15'7 9'11 x 8'11 9'6 x 9'6 7'8 x 4'6 14'8 x 11'7 14'11 x 9'	Garage Door Opener Floor Below Below Below	Family Room Recreation Room Laundry	16'4 x 11'4 x 12'10 :	13'2 10'6 x 10'6
Igmt. Company: complex / Subdiv: services Connected: egal: umenities: site Influences: eatures: eylaw Restric: isting Broker(s): loor lain lain lain lain lain lain	LOT 149 SECTION 3 Garden,Storage Central Location,Recr ClthWsh/Dryr/Frdg/St Royal LePage - Wolst <b>Type</b> Living Room Dining Room Kitchen Eating Area Primary Bedroom Bedroom Bedroom	TOWNSHIP 8 NEW WESTMINST reation Nearby,Shopping Nearby ve/DW,Drapes/Window Coverings, encroft Dimensions 16'9 x 15'7 9'11 x 8'11 9'6 x 9'6 7'8 x 4'6 14'8 x 11'7 14'11 x 9' 10'6 x 9'1	Garage Door Opener Floor Below Below Below Below	Family Room Recreation Room Laundry Foyer	16'4 x 11'4 x 12'10 9'1 x 5	13'2 10'6 × 10'6 5'4
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: eylaw Restric: isting Broker(s): loor lain lain lain lain lain lain lain lain	LOT 149 SECTION 3 Garden,Storage Central Location,Recr ClthWsh/Dryr/Frdg/St Royal LePage - Wolst <b>Type</b> Living Room Dining Room Kitchen Eating Area Primary Bedroom Bedroom Bedroom	TOWNSHIP 8 NEW WESTMINST reation Nearby,Shopping Nearby ve/DW,Drapes/Window Coverings, encroft Dimensions 16'9 x 15'7 9'11 x 8'11 9'6 x 9'6 7'8 x 4'6 14'8 x 11'7 14'11 x 9' 10'6 x 9'1 # Of Rooms:	Garage Door Opener Floor Below Below Below Below Below	Family Room Recreation Room Laundry Foyer Bathroom Floor	16'4 x 11'4 x 12'10 ; 9'1 x 5 <b># of Pieces</b>	13'2 10'6 × 10'6 5'4 Ensuite?
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Seatures: Bylaw Restric: Listing Broker(s): Ioor Iain Iai	LOT 149 SECTION 3 Garden,Storage Central Location,Recr ClthWsh/Dryr/Frdg/St Royal LePage - Wolst Type Living Room Dining Room Kitchen Eating Area Primary Bedroom Bedroom Bedroom 1,161 sqft 0 sqft	TOWNSHIP 8 NEW WESTMINST reation Nearby,Shopping Nearby ve/DW,Drapes/Window Coverings, encroft Dimensions 16'9 x 15'7 9'11 x 8'11 9'6 x 9'6 7'8 x 4'6 14'8 x 11'7 14'11 x 9' 10'6 x 9'1 # Of Rooms: # Of Kitchens:	Garage Door Opener Floor Below Below Below Below Below 11	Family Room Recreation Room Laundry Foyer Bathroom Floor Main	16'4 x 11'4 x 12'10 9'1 x 5 <b># of Pieces</b> 4	13'2 10'6 × 10'6 5'4 Ensuite? No
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Floor Main Main Main Main Main Main Main Main	LOT 149 SECTION 3 Garden,Storage Central Location,Recr ClthWsh/Dryr/Frdg/St Royal LePage - Wolst Type Living Room Dining Room Kitchen Eating Area Primary Bedroom Bedroom Bedroom 1,161 sqft 0 sqft 803 sqft	TOWNSHIP 8 NEW WESTMINST reation Nearby,Shopping Nearby ve/DW,Drapes/Window Coverings, encroft Dimensions 16'9 x 15'7 9'11 x 8'11 9'6 x 9'6 7'8 x 4'6 14'8 x 11'7 14'11 x 9' 10'6 x 9'1 # Of Rooms: # Of Kitchens: # Of Levels:	Garage Door Opener Floor Below Below Below Below 11 1 2	Family Room Recreation Room Laundry Foyer Bathroom Floor Main Main	16'4 x 11'4 x 12'10 9'1 x 5 <b># of Pieces</b> 4 2	13'2 10'6 x 10'6 5'4 Ensuite? No Yes
-	LOT 149 SECTION 3 Garden,Storage Central Location,Recr ClthWsh/Dryr/Frdg/St Royal LePage - Wolst Type Living Room Dining Room Kitchen Eating Area Primary Bedroom Bedroom Bedroom Bedroom 1,161 sqft 0 sqft 803 sqft 0 sqft	TOWNSHIP 8 NEW WESTMINST reation Nearby,Shopping Nearby ve/DW,Drapes/Window Coverings, encroft Dimensions 16'9 x 15'7 9'11 x 8'11 9'6 x 9'6 7'8 x 4'6 14'8 x 11'7 14'11 x 9' 10'6 x 9'1 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	Garage Door Opener Floor Below Below Below Below 11 1 2	Family Room Recreation Room Laundry Foyer Bathroom Floor Main Main	16'4 x 11'4 x 12'10 9'1 x 5 <b># of Pieces</b> 4 2	13'2 10'6 x 10'6 5'4 Ensuite? No Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	LOT 149 SECTION 3 Garden,Storage Central Location,Recr ClthWsh/Dryr/Frdg/St Royal LePage - Wolst Living Room Dining Room Kitchen Eating Area Primary Bedroom Bedroom Bedroom 1,161 sqft 0 sqft 803 sqft 0 sqft 1,964 sqft	TOWNSHIP 8 NEW WESTMINST reation Nearby,Shopping Nearby ve/DW,Drapes/Window Coverings, encroft Dimensions 16'9 x 15'7 9'11 x 8'11 9'6 x 9'6 7'8 x 4'6 14'8 x 11'7 14'11 x 9' 10'6 x 9'1 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	Garage Door Opener Floor Below Below Below Below 11 1 2 None	Family Room Recreation Room Laundry Foyer Bathroom Floor Main Main	16'4 x 11'4 x 12'10 9'1 x 5 <b># of Pieces</b> 4 2	13'2 10'6 x 10'6 5'4 Ensuite? No Yes

Lovingly maintained family home. Spacious main floor with a large living room and dining room with a fireplace. The kitchen has an eating area and access to a large sundeck with eastern exposure overlooking your large backyard. The primary bedroom boasts a convenient 2 piece en-suite. A well laid out basement for family entertainment with a great size recreation room. Or the basement could be suited if needed. A large garage plus a bonus storage room under the deck. Lots of updates over the years including roof (2009), furnace (2001), vinyl windows (2003) and h/w tank (2022). The backyard has a large garden and patio area that is also fully fenced to keep your family and pets safe. A large lot on a quiet St in a great neighbourhood and only minutes to school, transit and downtown Langley.

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