



Presented by:  
**Doc Livingston PREC\***

eXp Realty  
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**Active**  
**R3020046**  
Board: V  
House/Single Family

**5566 49 AVENUE**

Ladner  
Hawthorne  
V4K 3N8

Residential Detached

**\$1,188,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,328,000**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1973**  
Frontage(feet): **66.00** Bathrooms: **3** Age: **52**  
Frontage(metres): **20.12** Full Baths: **2** Zoning: **RS-2**  
Depth / Size: **100** Half Baths: **1** Gross Taxes: **\$4,749.56**  
Lot Area (sq.ft.): **6,600.00** Rear Yard Exp: **South** For Tax Year: **2024**  
Lot Area (acres): **0.15** P.I.D.: **002-236-061** Tax Inc. Utilities?: **No**  
Flood Plain: **No** Tour: **Virtual Tour URL**  
View: **No**  
Complex/Subdiv: **Hawthorne Subdivision**  
First Nation Reserve:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey, Basement Entry**  
Construction: **Frame - Wood**  
Exterior: **Brick, Stucco**  
Foundation: **Concrete Perimeter, Concrete Slab**

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces: **0**  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt, Fibreglass**

Reno. Year:  
Rain Screen: **No**  
Metered Water: **No**  
R.I. Plumbing: **No**

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**  
Parking: **Carport; Single, Garage; Double**  
Driveway Finish: **Concrete**  
Dist. to Public Transit: **1/2 Blk.** Dist. to School Bus: **1/2 Blk.**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **Yes**  
Fixtures Leased: **No :Foreclosure**  
Fixtures Rmvd: **No :Foreclosure**  
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 539, PLAN NWP43587, DISTRICT LOT 116, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, In Suite Laundry, Storage**

Site Influences: **Central Location, Cul-de-Sac, Paved Road, Recreation Nearby, Shopping Nearby**

Features: **Dishwasher**

Finished Floor (Main):	1,139	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,081	Main	Kitchen	13'10" x 10'10"	Below	Living Room	13'9" x 13'2"	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10' x 9'10"	Below	Bedroom	10'10" x 9'10"	Main 2
Finished Floor (Below):	0	Main	Living Room	15' x 13'5"	Below	Bedroom	10' x 9'4"	Main 4
Finished Floor (Basement):	0	Main	Primary Bedroom	13'7" x 10'5"			x	Below 4
		Main	Other	10'1" x 4'			x	
Finished Floor (Total):	2,220sq. ft.	Main	Bedroom	10'1" x 9'			x	
Unfinished Floor:	0	Main	Bedroom	11'2" x 9'			x	
Grand Total:	2,220sq. ft.	Main	Other	5'5" x 10'1"			x	
		Below	Foyer	13'2" x 6'4"			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Laundry	11' x 8'			x	
		Below	Other	6'6" x 6'6"			x	
		Below	Kitchen	10'3" x 7'			x	
		Below	Eating Area	11'2" x 5'			x	

Suite: **Unauthorized Suite**  
Basement: **Full**

Crawl/Bsmt. Height: # of Levels: **2**  
# of Kitchens: **2** # of Rooms: **16**

Manuf Type: Registered in MHR?:  
MHR#: CSA/BCE: PAD Rental:  
ByLaw Restrictions: Maint. Fee:

Listing Broker(s): **RE/MAX LIFESTYLES REALTY**

**Located in Delta's Hawthorne neighborhood, 5566 49 Avenue sits on a 6,600 sq ft lot and features a 1973-built basement-entry home. The exterior is finished in metal, stucco, and brick. Inside are three bedrooms and three bathrooms, including two bedrooms in the basement with their own entrance. The main floor includes original oak hardwood flooring, an updated kitchen with maple cabinets, and two fireplaces. A wrap-around deck with new surfacing and railings adds outdoor appeal. The property includes a single carport and paved driveway. Zoned RS-2, it's on a quiet residential street close to schools, transit, and shopping. Surrounded by similar detached homes, it's a great option for families or investors seeking a stable, well-located property in a mature area. Tks Luke**



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**Active**  
**R3019184**  
Board: V  
House/Single Family

**5231 1 AVENUE**

Tsawwassen  
Pebble Hill  
V4M 1B4

Residential Detached

**\$1,395,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,459,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1976</b>
Frontage(feet): <b>67.00</b>	Bathrooms: <b>2</b>	Age: <b>49</b>
Frontage(metres): <b>20.42</b>	Full Baths: <b>2</b>	Zoning: <b>RS1</b>
Depth / Size: <b>132</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$4,879.55</b>
Lot Area (sq.ft.): <b>8,902.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.20</b>	P.I.D.: <b>007-392-591</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>1 Storey, Rancher/Bungalow</b>	Total Parking: <b>6</b>	Covered Parking: <b>2</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Add. Parking Avail., Garage Underbuilding</b>		
Exterior: <b>Stucco</b>	Driveway Finish:		
Foundation: <b>Concrete Slab</b>	Dist. to Public Transit: <b>1 blk</b>		
	Title to Land: <b>Freehold NonStrata</b>		Dist. to School Bus: <b>2 blks</b>
Renovations: <b>Partly</b>	Reno. Year: <b>2010</b>	Property Disc.: <b>Yes</b>	Land Lease Expiry Year:
# of Fireplaces: <b>1</b>	R.I. Fireplaces:	Fixtures Leased: <b>No</b>	
Fireplace Fuel: <b>Natural Gas</b>	Rain Screen:	Fixtures Rmvd: <b>Yes :Mirror in hallway, Bird bath in front yard</b>	
Fuel/Heating: <b>Baseboard, Electric, Natural Gas</b>	Metered Water:		
Outdoor Area: <b>Fenced Yard, Patio(s) &amp; Deck(s)</b>	R.I. Plumbing:		
Type of Roof: <b>Torch-On</b>	Floor Finish: <b>Hardwood</b>		

Legal: **007-392-591 LOT 107, PLAN NWP44363, SECTION 3, TOWNSHIP 5, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Golf Course Nearby, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Smoke Alarm, Sprinkler - Inground, Storage Shed**

Finished Floor (Main):	1,405	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16'2 x 14'5			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'4 x 12'5			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	8'9 x 8'7			x	Main 4
Finished Floor (Basement):	0	Main	Primary Bedroom	12'2 x 11'4			x	
Finished Floor (Total):	1,405sq. ft.	Main	Bedroom	11'6 x 9'6			x	
Unfinished Floor:	0	Main	Bedroom	11'7 x 10'2			x	
Grand Total:	1,405sq. ft.	Main	Laundry	11'8 x 7'9			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Walk-In Closet	7'7 x 5'2			x	
Suite: <b>None</b>							x	
Basement: <b>None</b>							x	
Crawl/Bsmt. Height:	# of Levels: <b>1</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>8</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Sutton Group Seafair Realty**

**RE/MAX Westcoast**

**Beautiful updated rancher in Pebble Hill, in Tsawwassen, this home offers the perfect blend of comfort & outdoor living. Situated on an expansive 8,900 sq ft lot with mature privacy hedging. The meticulously landscaped garden is a private oasis featuring multiple sitting areas, pergola & underground sprinkler system. The rear outdoor space is an entertainer's dream, complete w glass-covered patio, pergola, gazebo, outdoor kitchen & ample space for hosting family & friends. Step inside to a 3 bed home with an open concept living/dining & updated kitchen w thoughtful design. Hardwood flooring, cozy gas f/p & skylights create a bright & inviting atmosphere. Double garage+ multiple storage areas! Steps from Diefenbaker Park!!**



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**Active**  
**R3027311**  
Board: V  
House/Single Family

**4874 11A AVENUE**

Tsawwassen  
Tsawwassen Central  
V4M 1Z4

Residential Detached

**\$1,399,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,519,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1964**  
Frontage(feet): **69.60** Bathrooms: **3** Age: **61**  
Frontage(metres): **21.21** Full Baths: **2** Zoning: **RS-1**  
Depth / Size: **128.31 feet** Half Baths: **1** Gross Taxes: **\$5,598.37**  
Lot Area (sq.ft.): **8,968.51** Rear Yard Exp: For Tax Year: **2025**  
Lot Area (acres): **0.21** P.I.D.: **003-454-941** Tax Inc. Utilities?: **No**  
Flood Plain: Tour:  
View: **No :**  
Complex/Subdiv: **NWP19476**  
First Nation Reserve:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey, Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Wood**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard, Patio(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **7** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
Driveway Finish: **Asphalt, Concrete**  
Dist. to Public Transit: **170 meters** Dist. to School Bus: **550 meters**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **Yes**  
Fixtures Leased: **No :SOLD AS IS, WHERE IS**  
Fixtures Rmvd: **No :SOLD AS IS, WHERE IS**  
Floor Finish: **Hardwood, Tile, Vinyl/Linoleum**

Legal: **LOT 170 SECTION 10 TOWNSHIP 5 NEW WESTMINSTER DISTRICT PLAN 19476**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	2,278	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Primary Bedroom	21' x 19'3'			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	9'8' x 11'6'			x	Main	2
Finished Floor (Below):	0	Main	Bedroom	11'1' x 13'4'			x		
Finished Floor (Basement):	0	Main	Bedroom	9'8' x 14'			x		
Finished Floor (Total):	2,278sq. ft.	Main	Den	13' x 10'			x		
Unfinished Floor:	0	Main	Dining Room	19'9' x 13'5'			x	Main	3
Grand Total:	2,278sq. ft.	Main	Kitchen	15'5' x 13'6'			x		
		Main	Living Room	15'4' x 22'4'			x		
		Main	Laundry	9'4' x 7'3'			x	Main	4
Flr Area (Det'd 2nd Res):	sq. ft.			x			x		
				x			x		
Suite: <b>None</b>				x			x		
Basement: <b>None</b>				x			x		
Crawl/Bsmt. Height:	# of Levels: <b>1</b>	Manuf Type:	Registered in MHR?:	PAD Rental:					
# of Kitchens: <b>1</b>	# of Rooms: <b>9</b>	MHR#:	CSA/BCE:	Maint. Fee:					
ByLaw Restrictions:									

Listing Broker(s): **Keller Williams Ocean Realty**

**Exceptionally renovated 2,278 sq.ft. 4 bedroom rancher situated on an almost 9,000 sq.ft. flat, private south lot with almost 2,400 sq.ft. of additional outdoor patios/decks. This exquisite home has an entertainer's delight floorplan; the kitchen with white shaker style cabinets, is located at the front and overlooks the living room with a stately fireplace and skylights flooding the home with natural light. The sunken family room offers French doors leading to the patio. The bedrooms are quietly situated in the 'west wing' of this home. Stunning oak & slate floors throughout and so much more! A true Tsawwassen classic! OPEN HOUSE Sat, Dec 06 from 2-3pm.**





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**Active**  
**R3037775**  
Board: V  
House/Single Family

**4523 KING EDWARD PLACE**

Ladner  
Ladner Elementary  
V4K 2R2

Residential Detached

**\$1,495,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,495,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1970</b>
Frontage(feet): <b>39.00</b>	Bathrooms: <b>4</b>	Age: <b>55</b>
Frontage(metres): <b>11.89</b>	Full Baths: <b>3</b>	Zoning: <b>RD3</b>
Depth / Size:	Half Baths: <b>1</b>	Gross Taxes: <b>\$5,506.67</b>
Lot Area (sq.ft.): <b>11,872.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.27</b>	P.I.D.: <b>006-637-744</b>	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Baseboard, Forced Air**  
Outdoor Area: **Balcony(s), Fenced Yard**  
Type of Roof: **Other**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus: **Close**  
Property Disc.: **No** Land Lease Expiry Year:  
Fixtures Leased: **No**  
Fixtures Rmvd: :  
Floor Finish: **Laminate, Tile, Carpet**

Legal: **LOT 190, PLAN NWP31917, DISTRICT LOT 115, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Pool; Indoor, Sauna/Steam Room**

Site Influences: **Central Location, Cul-de-Sac, Private Yard**

Features:

Finished Floor (Main):	3,317	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	2,073	Main	Living Room	11'6 x 15'6	Above	Bedroom	19'3 x 20'0	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'11 x 11'6			x	Main	2
Finished Floor (Below):	0	Main	Primary Bedroom	18'9 x 19'4			x	Main	4
Finished Floor (Basement):	0	Main	Bedroom	9'9 x 12'1			x	Above	6
		Main	Gym	9'4 x 14'4			x	Above	3
Finished Floor (Total):	5,390sq. ft.	Main	Foyer	10'10 x 15'6			x		
Unfinished Floor:	0	Main	Laundry	8'6 x 16'4			x		
Grand Total:	5,390sq. ft.	Main	Other	45'6 x 27'2			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Living Room	16'6 x 15'8			x		
		Above	Dining Room	17'3 x 11'3			x		
		Above	Kitchen	8'4 x 12'1			x		
		Above	Eating Area	8'11 x 12'1			x		
		Above	Primary Bedroom	24'8 x 11'8			x		
Suite: <b>Legal Suite</b>									
Basement: <b>None</b>									
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 14	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **Oakwyn Realty Ltd.**

**Discover this custom-built Spanish-style home in the heart of Ladner, set on an expansive 11,800+ sqft lot. This unique property features 4 bedrooms + 4 bathrooms, offering ample space for family living + entertaining. Enjoy amenities at home, including an indoor swimming pool, private gym area, + sauna. The interior boasts spacious, primary bedrooms rooms and a large backyard perfect for relaxing or entertaining guests. A legal suite on the main floor provides excellent rental income potential. Nestled on a quiet cul-du-sac in a sought-after neighborhood, just minutes from schools, parks, and shopping. Call your realtor for a private showing today!**