



Presented by:  
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<b>Active</b> <b>R2399289</b>	<b>20285 52 AVENUE</b> Langley Langley City V3A 3T5	Residential Detached <b>\$748,900</b> (LP) (SP)
Board: F House/Single Family		



Sold Date:	Frontage (feet):	<b>65.00</b>	Original Price: <b>\$748,900</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>1972</b>
Depth / Size: <b>114</b>	Bathrooms:	<b>2</b>	Age: <b>47</b>
Lot Area (sq.ft.): <b>7,410.00</b>	Full Baths:	<b>1</b>	Zoning: <b>RS-1</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$4,358.64</b>
Rear Yard Exp: <b>North</b>			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>007-144-792</b>
			Tour:

View: **No** :  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal**

Style of Home: <b>Basement Entry</b>	Total Parking: <b>3</b>	Covered Parking: <b>1</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Add. Parking Avail., Carport; Single</b>		
Exterior: <b>Stucco, Wood</b>			
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:		Dist. to School Bus:
Rain Screen:	Title to Land: <b>Freehold NonStrata</b>		
Renovations: <b>Partly</b>	Property Disc.: <b>No</b>		
# of Fireplaces: <b>2</b>	PAD Rental:		
Fireplace Fuel: <b>Wood</b>	Fixtures Leased: <b>No</b> :		
Water Supply: <b>City/Municipal</b>	Fixtures Rmvd: <b>No</b> :		
Fuel/Heating: <b>Forced Air, Natural Gas</b>	Floor Finish: <b>Mixed</b>		
Outdoor Area: <b>Balcony(s), Fenced Yard</b>			
Type of Roof: <b>Asphalt</b>			

Legal: **PL NWP35302 LT 146 DL 305 LD 36 GROUP 2.**

Amenities: **None**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	<b>Living Room</b>	<b>14' x 14'</b>	<b>Below</b>	<b>Utility</b>	<b>8' x 6'</b>			<b>x</b>
<b>Main</b>	<b>Dining Room</b>	<b>10' x 9'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Kitchen</b>	<b>11' x 10'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>12' x 9'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>11' x 9'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Master Bedroom</b>	<b>13' x 10'</b>			<b>x</b>			<b>x</b>
<b>Below</b>	<b>Recreation</b>	<b>14' x 15'</b>			<b>x</b>			<b>x</b>
<b>Below</b>	<b>Kitchen</b>	<b>10' x 9'</b>			<b>x</b>			<b>x</b>
<b>Below</b>	<b>Bedroom</b>	<b>17' x 13'</b>			<b>x</b>			<b>x</b>
<b>Below</b>	<b>Bedroom</b>	<b>10' x 7'</b>			<b>x</b>			<b>x</b>

Finished Floor (Main): <b>1,010</b>	# of Rooms: <b>11</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	# of Kitchens: <b>2</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>2</b>	2	<b>Below</b>	<b>2</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement): <b>1,000</b>	Suite: <b>Unauthorized Suite</b>	3				Pool:
Finished Floor (Total): <b>2,010 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: <b>0</b>	5				Grg Dr Ht:
Unfinished Floor: <b>0</b>	Basement: <b>Full</b>	6				
Grand Total: <b>2,010 sq. ft.</b>	Beds not in Basement: <b>5</b>	7				
		8				

Listing Broker(s): **Homelife Benchmark Realty (Langley) Corp.** **Homelife Benchmark Realty (Langley) Corp.**

**Culdesac location, walking distance to rec centre and shopping. Renos 2013 - (new windows/furnace/hotwater/kitchen and bathroom, and some new flooring and paint) Unauthorized accomodation down. Great holding property. Home sold " AS IS/ WHERE IS".**