



Presented by:
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Active
R2685161
 Board: F
 House/Single Family

26579 30A AVENUE
 Langley
 Aldergrove Langley
 V4W 3C8

Residential Detached
\$1,098,000 (LP)
 (SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,138,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1986
Frontage(feet): 0.00	Bathrooms: 2	Age: 36
Frontage(metres):	Full Baths: 1	Zoning: R-1B
Depth / Size:	Half Baths: 1	Gross Taxes: \$4,054.30
Lot Area (sq.ft.): 7,847.00	Rear Yard Exp: West	For Tax Year: 2021
Lot Area (acres): 0.18	P.I.D.: 001-909-479	Tax Inc. Utilities?: No
Flood Plain: No		Tour: Virtual Tour URL
View: No :		
Complex/Subdiv: Aldergrove		
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	Total Parking: 5	Covered Parking: 1	Parking Access: Front
Construction: Frame - Wood	Parking: Carport; Single		
Exterior: Wood	Driveway Finish: Asphalt, Concrete		
Foundation: Concrete Perimeter	Dist. to Public Transit: 1/2 BLK	Dist. to School Bus: 1/2 BLK	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations: Substantially Rebuilt	Reno. Year: 2012	Property Disc.: Yes	
# of Fireplaces: 1 R.I. Fireplaces: 0	Rain Screen:	Fixtures Leased: Yes :FORECLOSURE	
Fireplace Fuel: Natural Gas	Metered Water:		
Fuel/Heating: Forced Air, Natural Gas	R.I. Plumbing: No	Fixtures Rmvd: Yes :FORECLOSURE	
Outdoor Area: Balcny(s) Patio(s) Dck(s), Patio(s)			
Type of Roof: Asphalt	Floor Finish: Wall/Wall/Mixed		

Legal: **LOT 45, PLAN NWP69835, PART NW1/4, SECTION 19, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Storage, Workshop Detached**

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

Features: **Dishwasher, Fireplace Insert, Smoke Alarm, Windows - Thermo**

Finished Floor (Main):	1,276	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	7'4 x 5'2			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	14'2 x 12'			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	14'2 x 7'			x	Main 2
Finished Floor (Basement):	0	Main	Kitchen	16'4 x 9'2			x	
		Main	Other	8'8 x 4'			x	
Finished Floor (Total):	1,276sq. ft.	Main	Laundry	7'5 x 6'1			x	
Unfinished Floor:	0	Main	Master Bedroom	13'2 x 11'7			x	
Grand Total:	1,276sq. ft.	Main	Other	6'3 x 5'10			x	
		Main	Bedroom	9'6 x 8'10			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	12'3 x 11'3			x	
				x			x	
				x			x	
				x			x	
Suite: None, Other								
Basement: Crawl								
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

The home was completely remodeled 11 years ago. Including at that time a new furnace, roof, hot water tank. Laser Drawings, Photos & Virtual Drone Tour on listing. Please do not go on the property owner-occupied. Thank You.