



Presented by:

# Mylyne Santos PREC\*

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**Active**  
**R2649778**  
Board: F  
House/Single Family

## 26579 30A AVENUE

Langley  
Aldergrove Langley  
V4W 3C8

Residential Detached

**\$1,248,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,248,000**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1986**  
Frontage(feet): **0.00** Bathrooms: **2** Age: **36**  
Frontage(metres): Full Baths: **1** Zoning: **RES**  
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:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**

Renovations: **Partly**  
# of Fireplaces: **1** R.I. Fireplaces: **0**  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Patio(s), Rooftop Deck**  
Type of Roof: **Asphalt**

Reno. Year: **2012**

Rain Screen:  
Metered Water:

R.I. Plumbing: **No**

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage; Double, Garage; Underground**  
Driveway Finish: **Asphalt, 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.: **No**  
Fixtures Leased: **Yes :FORECLOSURE**  
Fixtures Rmvd: **Yes :FORECLOSURE**  
Floor Finish: **Wall/Wall/Mixed**

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

Amenities: **Storage**

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	
Finished Floor (Total):	1,276sq. ft.	Main	Other	8'8 x 4'			x	
Unfinished Floor:	0	Main	Laundry	7'5 x 6'1			x	
Grand Total:	1,276sq. ft.	Main	Master Bedroom	13'2 x 11'7			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Other	6'3 x 5'10			x	
		Main	Bedroom	9'6 x 8'10			x	
		Main	Bedroom	12'3 x 11'3			x	
Suite: <b>None, Other</b>				x			x	
Basement: <b>Crawl, Fully Finished</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>10</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

**Court Ordered Foreclosure. The home was completely remodeled 10 years ago. Including at that time a new furnace, roof, hot water tank. At the moment it needs some T.L.C. Please contact your Realtor for showing times. Scheduled viewing times coming soon. Laser Drawings, Photos & Virtual Drone Tour coming this Friday. Please do not go on the property owner-occupied. 15 Minute Showings By Appointment Only Sun. Feb. 13. 2 p.m. to 4 p.m. Other showings times are available by request. Covid Protocols In Effect. Thank You.**