

26655 30A AVENUE

3 BEDROOMS | 1 BATHROOM | LIVING AREA: 1,093 SQFT



Well maintained, 3 bedroom rancher on spacious, centrally located lot! This home has been lovingly cared for and updated with laminate and vinyl tile floors, crown mouldings, new windows, and a gas fireplace in the living room. The master bedroom features a walk-in-closet and access to the updated 4 piece bathroom. You'll love the large yard with powered shed, close to all amenities: schools, parks, shopping, restaurants, and the new Aldergrove Community Centre with a gym, water park and ice arena!

604-533-3491
elevationrealestate.ca



JOEL SCHACTER *PREC
TYLER SCHACTER *PREC

Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage





WALK SCORE

52

Somewhat Walkable

Some errands can be accomplished on foot.

37

Some Transit

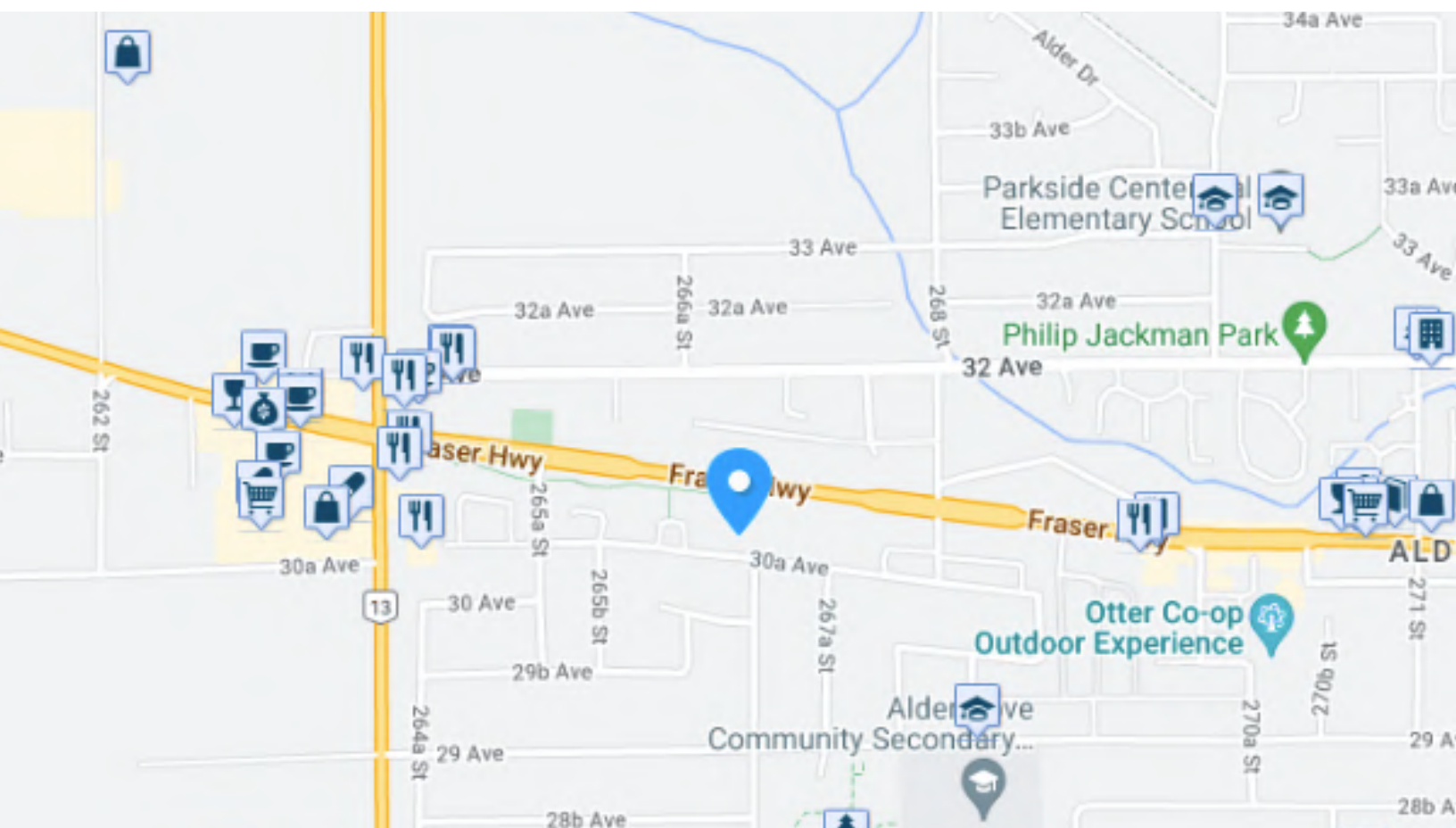
A few nearby public transportation options.

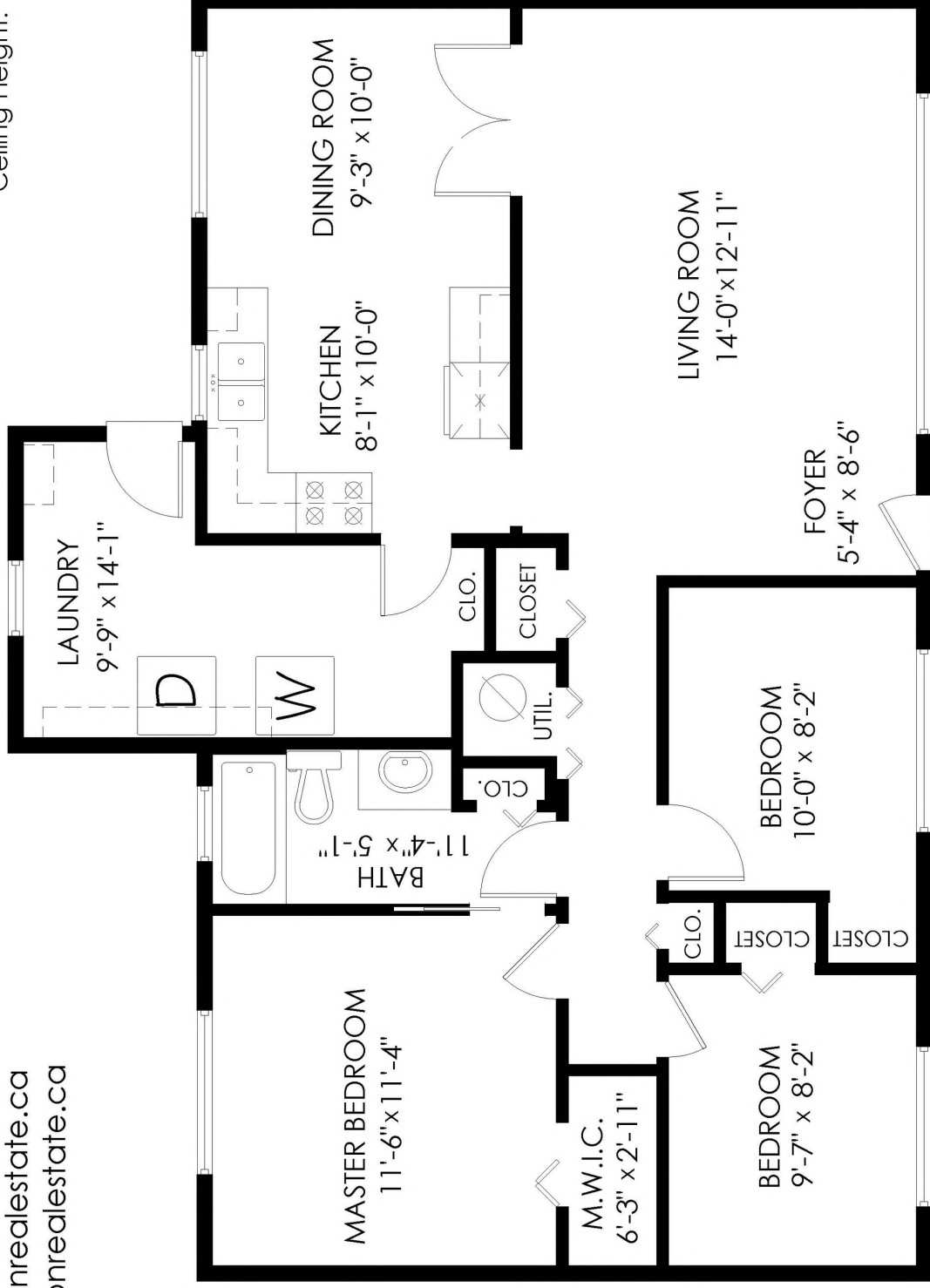
71

Very Bikeable

Biking Is convenient for most trips.

COMMUTE to downtown Langley





Scan QR Code
to view Virtual
Walkthrough



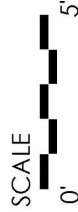
MEASURED ON: (2022-05-20)

info@pixlworks.com www.pixlworks.com 604.329.5788

E&O Insured. Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.




TREELAND
REALTY



Active
R2723271
 Board: F
 House/Single Family

26655 30A AVENUE
 Langley
 Aldergrove Langley
 V4W 2V1

Residential Detached
\$879,900 (LP)
 (SP) 



Sold Date:
 Meas. Type: **Feet**
 Frontage(feet): **70.00**
 Frontage(metres): **21.34**
 Depth / Size: **120**
 Lot Area (sq.ft.): **8,400.00**
 Lot Area (acres): **0.19**
 Flood Plain: **No**
 View: **No**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **Community**

If new, GST/HST inc?:
 Bedrooms: **3**
 Bathrooms: **1**
 Full Baths: **1**
 Half Baths: **0**
 Rear Yard Exp: **North**
 P.I.D.: **005-908-361**

Original Price: **\$949,000**
 Approx. Year Built: **1975**
 Age: **47**
 Zoning: **R-1B**
 Gross Taxes: **\$4,145.54**
 For Tax Year: **2021**
 Tax Inc. Utilities?: **Yes**
 Tour: [Virtual Tour URL](#)

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

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**
 Legal: **LOT 93 PLAN NWP45463 PART1 NW SECTION 19 TOWNSHIP 13 LAND DISTRICT 36**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:
 Property Disc.: **No**
 Fixtures Lease... **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Tile, Vinyl/Linoleum**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Finished Floor (Main):	1,093	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	5'4 x 8'6			x	Floor
Finished Floor (AbvMain2):	0	Main	Living Room	14'0 x 12'11			x	Main
Finished Floor (Below):	0	Main	Dining Room	9'3 x 10'0			x	#Pcs
Finished Floor (Basement):	0	Main	Kitchen	8'1 x 10'0			x	4
Finished Floor (Total):	1,093 sq. ft.	Main	Laundry	9'9 x 14'1			x	
Unfinished Floor:	0	Main	Bedroom	10'0 x 8'2			x	
Grand Total:	1,093 sq. ft.	Main	Bedroom	9'7 x 8'2			x	
		Main	Master Bedroom	11'6 x 11'4			x	
		Main	Walk-In Closet	6'3 x 2'11			x	
							x	
							x	
							x	
							x	

Flr Area (Det'd 2nd Res): **sq. ft.**
 Suite: **None**
 Basement: **None**
 Crawl/Bsmt. Height: **# of Levels: 1** Manuf Type: **Registered in MH...** PAD Rental:
 # of Kitchens: **1** # of Rooms: **9** MHR... CSA/BCE: **Maint. Fee:**
 ByLaw Restrictions:

Listing Broker(s): **RE/MAX Treeland Realty**

The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'.

elevation
JOEL & TYLER SCHACTER
 *PERSONAL REAL ESTATE CORPORATION
info@elevationrealestate.ca
604-533-3491
RE/MAX Treeland Realty

