

84-5550 LANGLEY BYPASS

RIVERWYNDE

2 BEDROOM | 2 BATHROOM | TOTAL AREA: 1,109 SQFT



Welcome to Riverwynde, a rarely available age restricted community in Langley City! This **END UNIT**, 2 bed 2 bath **RANCHER STYLE** townhome offers the **BEST** location in the complex backing onto expansive green space! Inside you will find the bright and spacious dining & living room complete with natural gas fireplace. The well equipped kitchen has plenty of storage & counter space for all of your needs! The large master bedroom has a great view of the back yard green space as well as a generous closet and ensuite which includes a walk in shower. the neighbours are wonderful & the complex is well maintained there is a pond system throughout, community gardens & a club house with a community room, kitchen, workshop, and social activities. Walking distance to Safeway, restaurants, parks and more.



778-751-4447

donavon@elevationrealestate.ca

elevation RE/MAX
RE/MAX TREELAND REALTY

DONAVON ASH

*PREC

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





WALK SCORE

COMMUTE to downtown Langley

Walk Score

67

Somewhat Walkable

Some errands can be accomplished on foot.



3 min



13 min



5 min



21 min

Transit Score

56

Good Transit

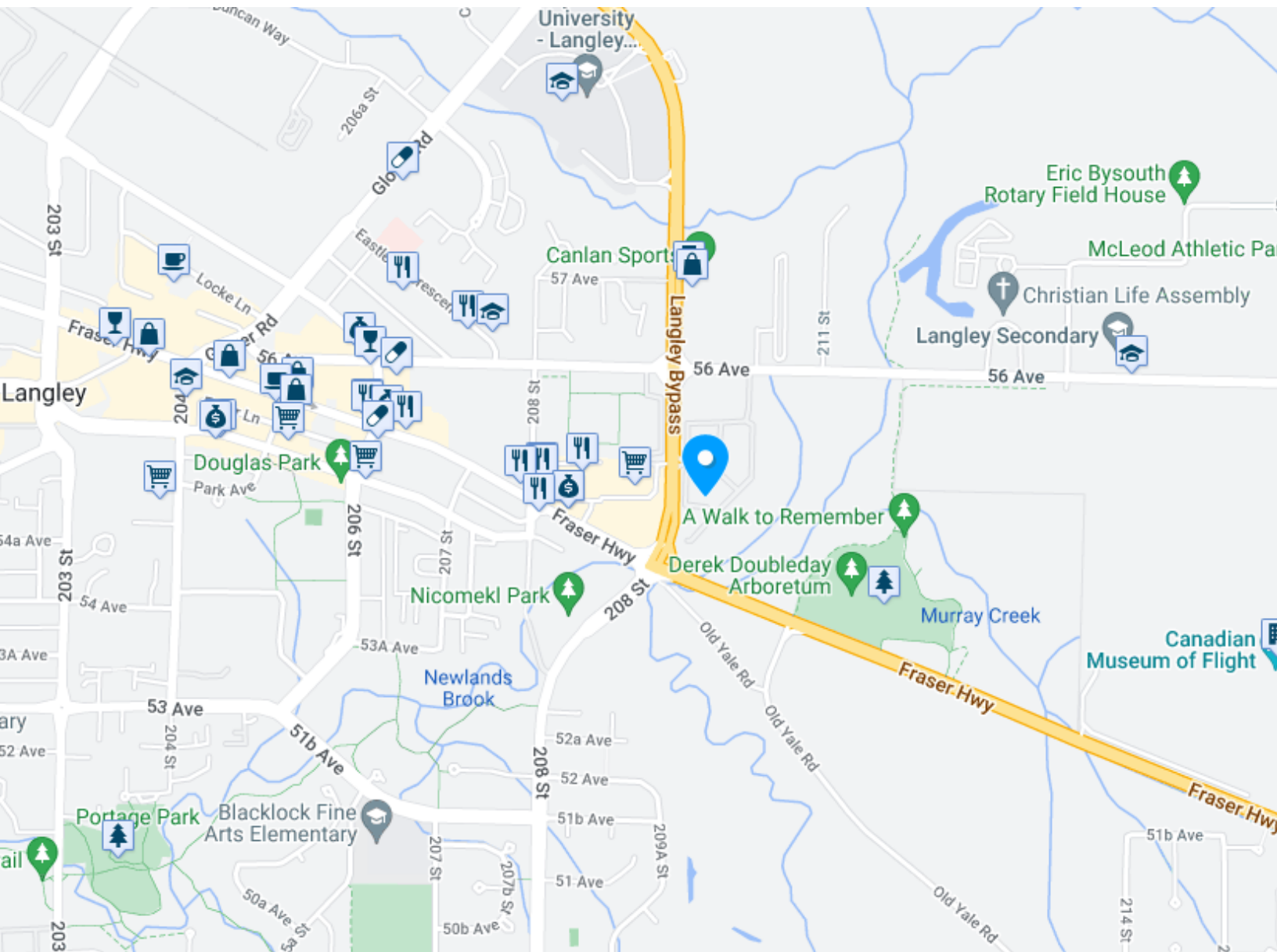
Many nearby public transportation options.

Bike Score

73

Very Bikeable

Biking is convenient for most trips.



604-704-8551

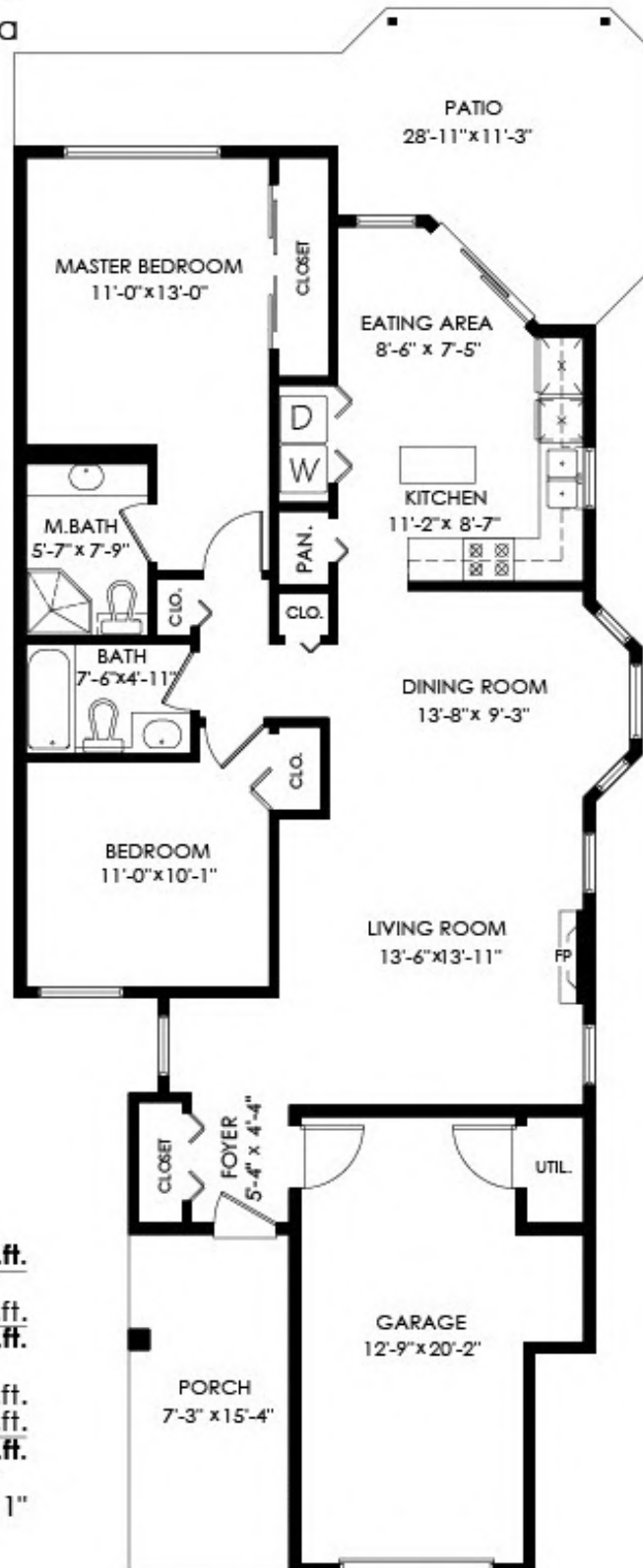
info@elevationrealestate.ca

www.elevationrealestate.ca

**84-5550 Langley Bypass
Langley**



Scan QR Code to view
Virtual Walkthrough



Floor Area: 1,109 sq.ft.

Garage/ Util.: 255 sq.ft.

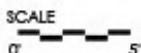
Grand Total: 1,364 sq.ft.

Patio: 225 sq.ft.

Porch: 110 sq.ft.

Total Extras: 335 sq.ft.

Ceiling Height: 7'-11"



info@pixlworks.com www.pixlworks.com 604.329.5788

MEASURED ON: (2022-06-21)



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.

R2752405Board: F
Townhouse**84 5550 LANGLEY BYPASS**Langley
Langley City
V3A 7Z3

Residential Attached

\$515,000 (LP)(SP) 

Sold Date:
Meas. Type:
Frontage(feet):
Frontage(metres):
Depth / Size (ft.):
Sq. Footage: **0.00**
Flood Plain:

If new, GST/HST inc?:
Bedrooms: **2**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**

Original Price: **\$515,000**
Approx. Year Built: **1988**
Age: **35**
Zoning: **RM1**
Gross Taxes: **\$2,278.13**
For Tax Year: **2022**
Tax Inc. Utilities?: **No**
Tour: [Virtual Tour URL](#)

View: **No**
Complex / Subdiv: **RIVERWYNDE**

First Nation Reserve:

Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **End Unit, Rancher/Bungalow**
Construction: **Frame - Metal**
Exterior: **Brick, Vinyl**
Foundation: **Concrete Perimeter**

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Carport; Single**
Dist. to Public Transit: **5 mins** Dist. to School Bus:

Title to Land: **Freehold Strata**
Property Disc.: **Yes**

Renovations:
of Fireplac... **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

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

Fixtures Lease... **No**
Fixtures Rmvd: **No**
Floor Finish: **Tile, Vinyl/Linoleum, Carpet**

Legal: **STRATA LOT 84 DISTRICT LOT 36 GROUP 2 NEW WESTMINSTER DISTRICT STRATA PLAN NW2871 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Club House, In Suite Laundry, Wheelchair Access**

Site Influences: **Adult Oriented, Central Location, Private Yard, Recreation Nearby, Retirement Community, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **1,109**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,109 sq. ft.**
Unfinished Floor: **0**

Units in Development:
Exposure:
Mgmt. Co's Name: **Leonis Mgmt & Consultants**
Maint Fee: **\$331.42**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**

Tot Units in Strata: **99** Locker: **No**
Storeys in Building:
Mgmt. Co's #: **604-575-5474**
Council/Park Apprv?:

Grand Total: **1,109 sq. ft.**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht:
of Kitchens: **1**

of Levels: **1**
of Rooms: **7**

Bylaws Restrictions: **Age Restrictions, Pets Not Allowed, Rentals Allowed**
Restricted Age: **55+**
or % of Rentals Allowed: **100 %**
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13'6 x 13'11			x	1	Main	4	No
Main	Dining Room	13'8 x 9'3			x	2	Main	3	Yes
Main	Kitchen	11'2 x 8'7			x	3			No
Main	Eating Area	8'6 x 7'5			x	4			No
Main	Primary Bedroom	11' x 13'			x	5			No
Main	Bedroom	11' x 10'1			x	6			No
Main	Foyer	5'4 x 4'4			x	7			No
		x			x	8			No

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

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