

# 21635 50A AVENUE

2 BEDROOM | 2 BATHROOM | LIVING AREA 1,300 SQFT



Welcome to this lovely Murrayville rancher, nestled in a family-oriented culdesac neighbourhood. This charming residence features a generous 7093 sqft lot and ample space for RV parking. Freshly painted inside+out, upgraded laminate floors, and a brand new fence! Recently fully landscaped, the backyard is now the perfect spot to entertain guests this summer, and includes a bonus firepit - all updated in 2023! Convenience is a major perk with easy access to transit, shopping, schools, and the W.C. Blair recreation centre, among other amenities. Everything you need is just a stone's throw away. Build your dream home while you live in it! This opportunity is an ideal choice for those looking to create their perfect home without the hassle of moving twice. Don't miss out on the chance to own this fantastic Murrayville rancher in this unbeatable location!



778-751-4447  
elevationrealestate.ca

**elevation** RE/MAX  
RE/MAX TREELAND REALTY

**DONAVON ASH**  
PERSONAL REAL ESTATE CORPORATION

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















## WALK SCORE

Walk Score  
**54**

### Somehwat Walkable

Some errands can be accomplished on foot.

Transit Score  
**38**

### Some Transit

A few nearby public transportation options.

Bike Score  
**71**

### Very Bikeable

Biking is convenient for most trips.

## COMMUTE to downtown Langley



6 min



16 min



12 min



40 min

## SCHOOL CATCHMENT

### James Hill Elementary School (K-5)

22144 Old Yale Road

Langley, BC, V2Z 1B5

Phone: 604-530-0251

### HD Stafford Middle School (6-8)

20441 Grade Crescent

Langley, BC, V3A 4J8

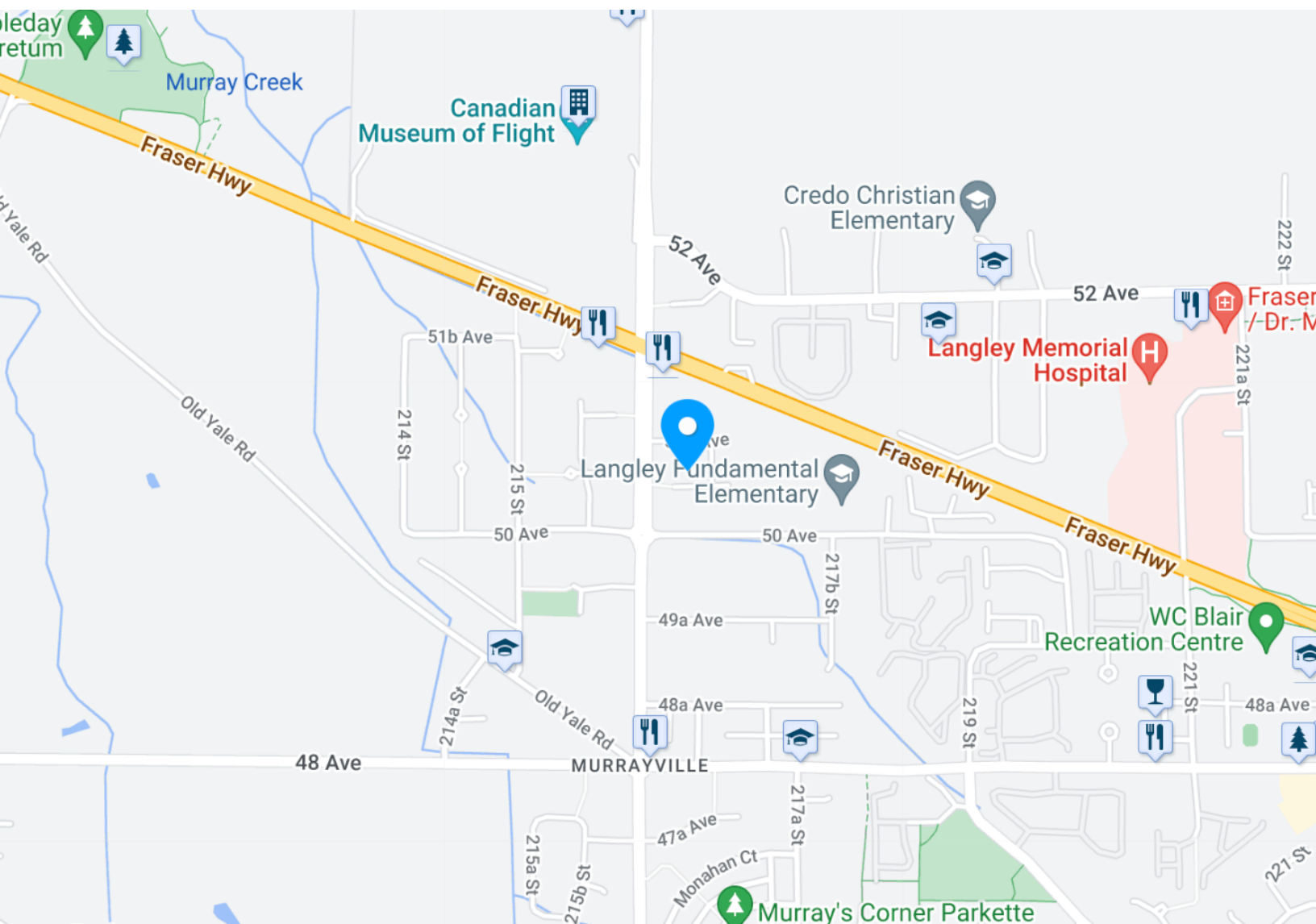
Phone: 604-534-9285

### Langley Secondary School (9-12)

21405 - 56 Avenue

Langley, BC, V2Y 2N1

Phone: 604-534-4171





**604-704-8551**

info@elevationrealestate.ca

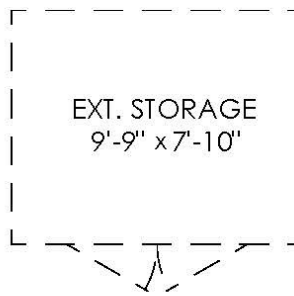
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**Floor Area:** 1,549 sq.ft.

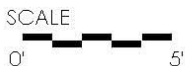
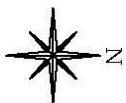
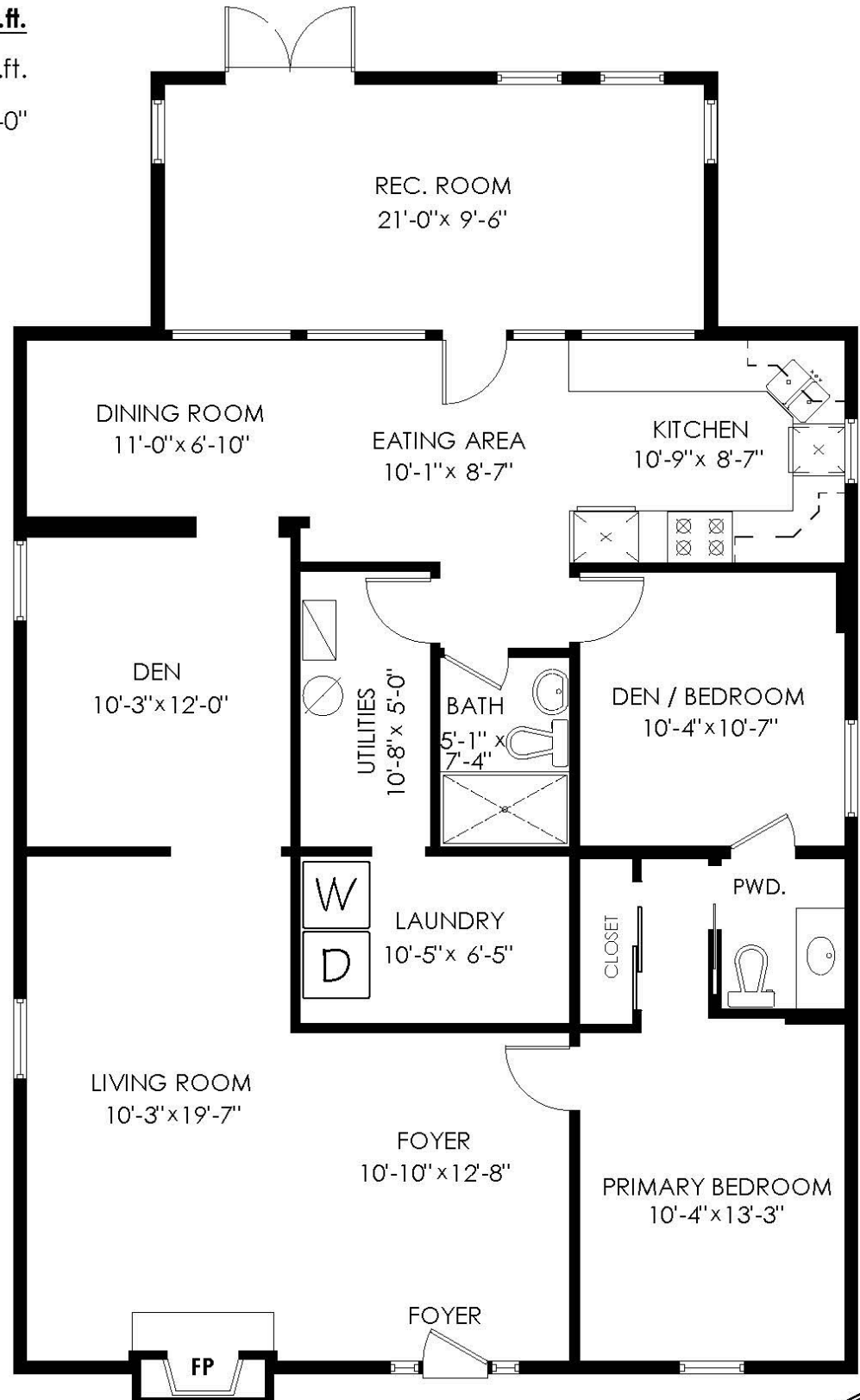
Ext Storage: 76 sq.ft.

Vaulted Ceiling: 11'-0"

**21635 50a Ave Langley**



Scan QR Code  
to view Virtual  
Walkthrough



**MEASURED ON: (2024-04-12)**

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.





**R2777063**Board: F  
House/Single Family**21635 50A AVENUE**Langley  
Murrayville  
V3A 8W9

Residential Detached

**\$1,199,000** (LP)(SP) 

Sold Date: If new, GST/HST inc?:  
 Meas. Type: **Feet** Bedrooms: **2**  
 Frontage(feet): **27.23** Bathrooms: **2**  
 Frontage(metres): **8.30** Full Baths: **1**  
 Depth / Size: **120.08** Half Baths: **1**  
 Lot Area (sq.ft.): **7,093.00** Rear Yard Exp:  
 Lot Area (acres): **0.16** P.I.D.: **017-525-853**  
 Flood Plain:  
 View: **No :**  
 Complex/Subdiv:  
 First Nation Reserve:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Total Parking: **4** Covered Parking: **0** Parking Access:  
 Parking: **Open, RV Parking Avail.**

Driveway Finish:  
 Dist. to Public Transit: **5 min walk**  
 Title to Land: **Freehold NonStrata**

Dist. to School Bus: **5 min walk**  
 Land Lease Expiry Year:

Renovations: **Addition**  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Natural Gas**  
 Fuel/Heating: **Natural Gas**  
 Outdoor Area: **Fenced Yard**  
 Type of Roof: **Asphalt**  
 Legal: **LOT 20, PLAN LMP1958, PART SW1/4, SECTION 6, TOWNSHIP 11, NEW WESTMINSTER LAND DISTRICT**

Reno. Year: **2023** Property Disc.: **Yes**  
 Rain Screen: Fixtures Lease... **No :**  
 Metered Water:  
 R.I. Plumbing: Fixtures Rmvd: **No :**

Floor Finish: **Laminate, Tile, Vinyl/Linoleum**

Amenities: **None**Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Microwave, Smoke Alarm, Storage Shed**

Finished Floor (Main):	1,549	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	10'10 x 12'8			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	10'3 x 19'7			x	Main 2
Finished Floor (Below):	0	Main	Den	10'3 x 12'			x	Main 3
Finished Floor (Basement):	0	Main	Dining Room	11' x 6'10			x	
Finished Floor (Total):	1,549 sq. ft.	Main	Eating Area	10'1 x 8'7			x	
Unfinished Floor:	0	Main	Kitchen	10'9 x 8'7			x	
Grand Total:	1,549 sq. ft.	Main	Recreation Room	21' x 9'6			x	
		Main	Primary Bedroom	10'7 x 13'3			x	
		Main	Bedroom	10'4 x 10'7			x	
		Main	Laundry	10'5 x 6'5			x	
				x			x	
				x			x	
				x			x	

Suite: **None**  
 Basement: **Crawl**

Crawl/Bsmt. Height:  
 # of Kitchens: **1**

# of Levels: **1**  
 # of Rooms: **10**

Manuf Type:  
 MHR...

ByLaw Restrictions:

Registered in MH...  
 CSA/BCE:

PAD Rental:  
 Maint. Fee:

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