



Presented by:
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elevation

Active
R2404553
Board: F
House/Single Family

26463 28B AVENUE

Langley
Aldergrove Langley
V4W 3B1

Residential Detached

\$699,900 (LP)

(SP)



Sold Date:	Frontage (feet):	60.00	Original Price: \$699,900
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1977
Depth / Size: 123.38	Bathrooms:	2	Age: 42
Lot Area (sq.ft.): 7,402.00	Full Baths:	2	Zoning: R-1B
Flood Plain: No	Half Baths:	0	Gross Taxes: \$3,900.68
Rear Yard Exp:			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: Yes
If new, GST/HST inc?:			P.I.D.: 004-281-110
			Tour: Virtual Tour URL

View: **No :**

Complex / Subdiv:

Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**

Sewer Type: **City/Municipal**

Style of Home: **2 Storey, Split Entry**
Construction: **Frame - Metal**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Metered Water:

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage, Single, Open**

Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Mixed, Tile**

Legal: **LOT 191, PLAN NWP51056, PART NW1/4, SECTION 19, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Private Yard, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'8 x 14'4			x			x
Main	Dining Room	10'9 x 8'11			x			x
Main	Kitchen	10'4 x 10'11			x			x
Main	Bedroom	11'8 x 8'9			x			x
Main	Bedroom	11'9 x 8'11			x			x
Main	Master Bedroom	10'11 x 9'11			x			x
Below	Recreation	14'8 x 11'3			x			x
Below	Laundry	7'10 x 5'			x			x
Below	Gym	12'4 x 11'4			x			x
		x			x			x

Finished Floor (Main):	1,066	# of Rooms:	9	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	No			Barn:
Finished Floor (Below):	800	# of Levels:	2	2	Below	3	No			Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3						Pool:
Finished Floor (Total):	1,866 sq. ft.	Crawl/Bsmt. Height:		4						Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 3	5						Grg Dr Ht:
Unfinished Floor:	0	Basement: Full		6						
Grand Total:	1,866 sq. ft.			7						
				8						

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

RE/MAX Treeland Realty

Come see this spacious updated home with a traditional 3 Bed + 3 Bath floor plan. The open concept main floor features a functional kitchen with stainless steel appliances, breakfast bar, and plenty of shelving. This home is perfect for a growing family! Watch the kids play in the generous back yard from the cozy updated kitchen, with access to the deck from the spacious dining area. Double vanity featured in the main bathroom. Downstairs there is a full bathroom, office space and a recroom/play area great for entertainment. This lovingly cared for and well maintained home is located near schools, libraries, shopping, restaurants, and is less than a 5 min drive to Downtown Aldergrove!