

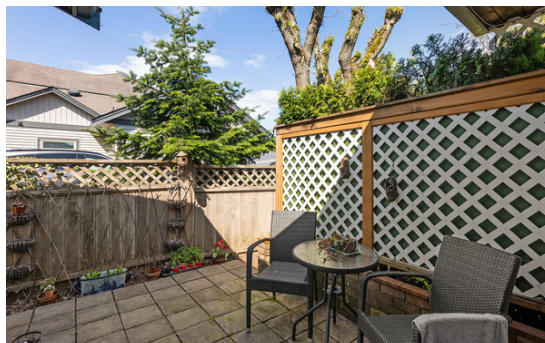
21753 52 AVENUE

5 BEDROOM | 3 BATHROOM

LOT SIZE: 19,035 SQFT | LIVING AREA: 2,968 SQFT



Expansive executive rancher on a large corner lot! This home boasts grand living areas and 4 ambient fireplaces! The spacious island kitchen has been updated with maple cabinets, built in appliances, a granite countertop island, and a stylish chimney hood fan. Main home features 3 large bedrooms, 2 full bathrooms and a huge, private courtyard patio in the rear yard. Additional 2 bed, 1 bath, and solarium in the nicely appointed ground level side-suite with its own separate driveway. Brand new on-demand HW tank. Wheelchair Accessible. Room for all your toys on the roundabout driveway with an oversized garage. Covered RV parking with 30 Amp Service. Pleasant neighbourhood + welcoming community on this Murrayville Street. Newlands Golf, Langley Memorial, shopping, and more amenities nearby!



604-533-3491
elevationrealestate.ca

elevation RE/MAX
RE/MAX TREELAND REALTY

JOEL SCHACTER
TYLER SCHACTER *PREC

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

WALK SCORE



Car-Dependent

Most errands require a car



Some Transit

A few nearby public transportation options



Somewhat Bikeable

Some bike infrastructure

SCHOOL CATCHMENT

James Hill Elementary

22144 Old Yale Road
Langley V2Z 1B5
(604) 530-0251

H.D. Stafford Middle School

20441 Grade Crescent
Langley V3A 4J8
(604) 534-9285

Langley Secondary

21405 56 Avenue
Langley V2Y 2N1
(604) 534-4171

COMMUTE to downtown Langley



6 min



12 min



17 min



42 min





Floor Area: **3,437 sq.ft.**

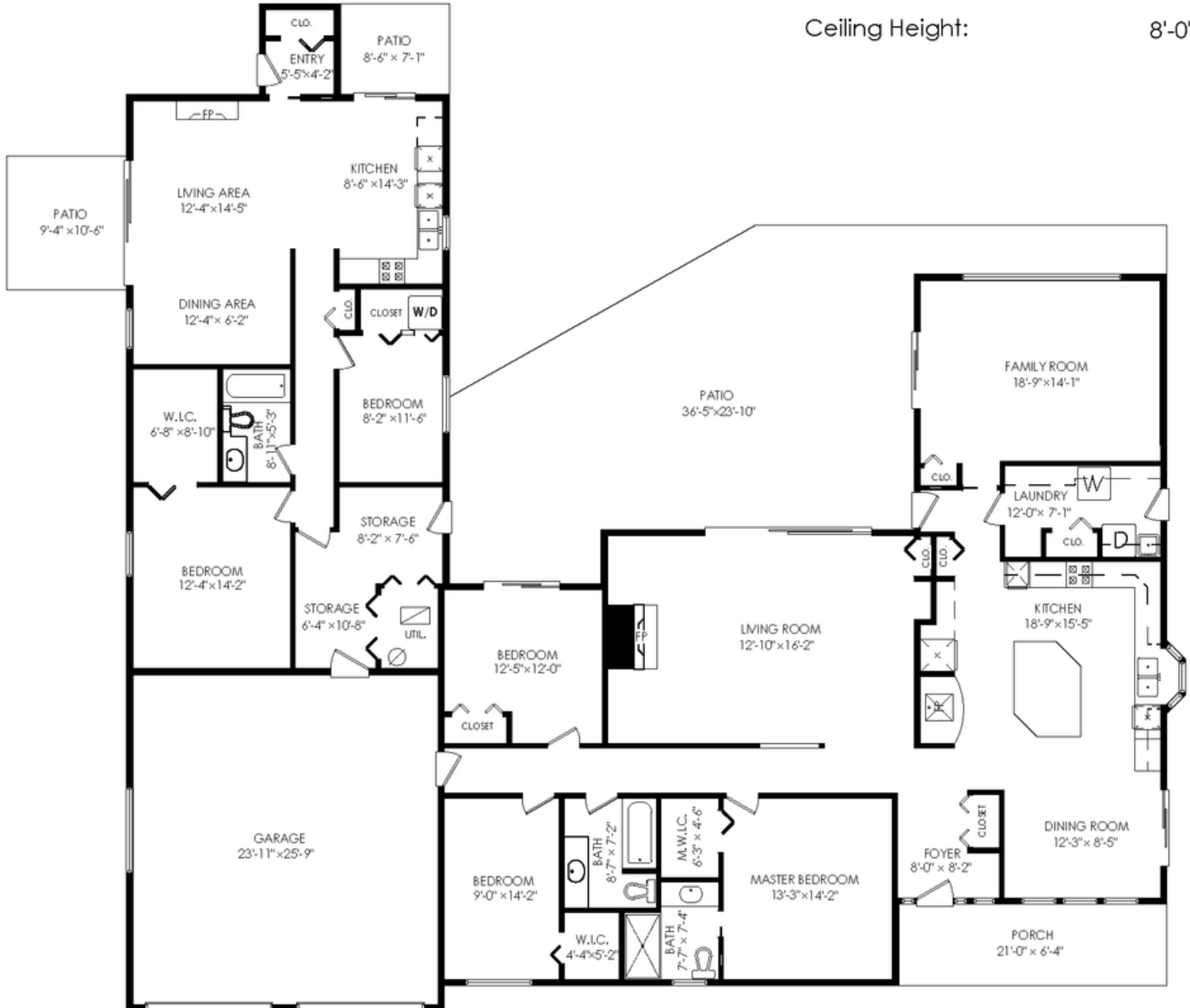
Garage: 642 sq.ft.

Patio: 990 sq.ft.

Porch: 133 sq.ft.

Total Extras: **1,765 sq.ft.**

Ceiling Height: 8'-0"



Active
R2570519
Board: F
House/Single Family

21753 52 AVENUE

Langley
Murrayville
V2Y 1L7

Residential Detached

\$1,650,000 (LP)

(SP) 



Sold Date: _____ Frontage (feet): **145.01** Original Price: **\$1,650,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1980**
Depth / Size: **136.48** Bathrooms: **3** Age: **41**
Lot Area (sq.ft.): **19,020.00** Full Baths: **2** Zoning: **SR-3**
Flood Plain: _____ Half Baths: **1** Gross Taxes: **\$5,865.31**
Rear Yard Exp: **North** For Tax Year: **2020**
Council Apprv?: _____ Tax Inc. Utilities?: **Yes**
If new, GST/HST inc?: _____ P.I.D.: **025-143-620**
Tour: **Virtual Tour URL**

View: **No** : _____
Complex / Subdiv: _____
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Brick, Stucco**
Foundation: **Concrete Slab**
Rain Screen: _____
Renovations: _____
of Fireplaces: **4**
Fireplace Fuel: **Natural Gas, Pellet, Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

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

Total Parking: **10** Covered Parking: **4** Parking Access:
Parking: **Add. Parking Avail., Garage; Double, RV Parking Avail.**

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

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

Legal: **LOT 2 SECTION 6 TOWNSHIP 11 NEW WESTMINSTER DISTRICT PLAN LMP51451**

Amenities: **Swirlpool/Hot Tub, Wheelchair Access**

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	18'9" x 15'5"	Main	Walk-In Closet	4'4" x 5'2"	Main	Storage	8'2" x 7'6"
Main	Dining Room	12'3" x 8'5"	Main	Mud Room	6'4" x 10'8"			x
Main	Living Room	12'10" x 16'2"	Main	Living Room	12'4" x 14'5"			x
Main	Laundry	12' x 7'1"	Main	Kitchen	8'6" x 14'3"			x
Main	Family Room	18'9" x 14'1"	Main	Dining Room	12'4" x 6'2"			x
Main	Foyer	8' x 8'2"	Main	Solarium	9'4" x 10'6"			x
Main	Master Bedroom	13'3" x 14'2"	Main	Foyer	5'5" x 4'2"			x
Main	Walk-In Closet	6'3" x 4'6"	Main	Master Bedroom	12'4" x 14'2"			x
Main	Bedroom	12'5" x 12'	Main	Walk-In Closet	6'8" x 8'10"			
Main	Bedroom	9' x 14'2"	Main	Bedroom	8'2" x 11'6"			

Finished Floor (Main):	3,437	# of Rooms: 21	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 2	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 1	2	Main	2	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Unauthorized Suite	3	Main	4	No	Pool:
Finished Floor (Total):	3,437 sq. ft.	Crawl/Bsmt. Height:	4			No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5			No	Door Height:
Grand Total:	3,437 sq. ft.	Basement: None	6			No	
		Beds not in Basement: 5	7			No	
			8			No	

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

RE/MAX Treeland Realty

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