

# 19610 46 AVENUE

4 BEDROOM | 2 BATHROOM

LOT SIZE: 12,000 SQFT | LIVING AREA: 2,061 SQFT



Welcome to this beautifully updated home on a HUGE 12,000 sqft lot connected to sewer! The open concept kitchen, dining and living area on the main floor is perfect for entertaining & spending time with family! The kitchen is well equipped with stainless steel appliances and plenty of storage space. Upstairs you will find 3 bedrooms including a master bedroom with walk in closet and a luxurious master ensuite complete with separate tub and frameless glass shower. The basement has been converted to a brand new luxurious 1 bedroom LEGAL suite complete with heated flooring in the bathroom and the kitchen! The South facing rear yard boasts a generous deck perfect for entertaining. Huge detached 44' X 24' shop with a 10' roll up door, electric heat, 125 amp service & 220 outlets. Covered 30' X 12' RV/boat structure. Security system in house & shop with cameras. All this on a Quiet no through street. Close to all amenities!



604-533-3491  
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RE/MAX TREELAND REALTY

DONAVON ASH

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



## WALK SCORE

Walk Score

8

### Car-Dependent

Almost all errands require a car

Bike Score

37

### Somewhat Bikeable

Minimal bike infrastructure

## COMMUTE to downtown Langley



6 min



11 min



17 min



38 min

## SCHOOL CATCHMENT

### Alice Brown Elementary

20011 44 Avenue,  
Langley, BC V3A 6L8  
(604) 534-0744

### Brookwood Secondary

20902 37A Avenue,  
Langley, BC V3A 5N2  
(604) 530-2141







Main Floor:	734 sq. ft.
Upper Floor:	668 sq. ft.
Lower Floor:	659 sq. ft.
<b>Total:</b>	<b>2,061 sq. ft.</b>
Garage/Storage:	1,016 sq. ft.
Ext. Storages:	156 sq. ft.
Deck:	520 sq. ft.
Porch:	23 sq. ft.
<b>Total Extras:</b>	<b>1,715 sq. ft.</b>




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www.PixiWorks.com



**Active**  
**R2579807**  
Board: F  
House/Single Family

**19610 46 AVENUE**  
Langley  
Langley City  
V3A 3G7

Residential Detached  
**\$1,399,900** (LP)  
(SP) 



Sold Date:  
Meas. Type: **Feet**  
Depth / Size: **112.20**  
Lot Area (sq.ft.): **12,000.00**  
Flood Plain:  
Rear Yard Exp: **South**  
Council Apprv?:  
If new, GST/HST inc?:

Frontage (feet): **95.80**  
Bedrooms: **4**  
Bathrooms: **2**  
Full Baths: **2**  
Half Baths: **0**

Original Price: **\$1,399,900**  
Approx. Year Built: **1969**  
Age: **52**  
Zoning: **RS1**  
Gross Taxes: **\$4,684.46**  
For Tax Year: **2020**  
Tax Inc. Utilities?: **No**  
P.I.D.: **008-506-744**  
Tour: [Virtual Tour URL](#)

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

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

Style of Home: **Split Entry**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Natural Gas**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas, Radiant**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**  
Legal: **LOT 119 SECTION 34 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 38616**

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

Total Parking: **10** Covered Parking: **5** Parking Access:  
Parking: **Add. Parking Avail., Carport & Garage, RV Parking Avail.**

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, Tile**

Amenities:

Site Influences: **Central Location, Private Setting, Recreation Nearby, Treed**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Security System, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 14'2	Below	Eating Area	12'8 x 4'7			x
Main	Kitchen	16'8 x 11'7	Below	Kitchen	12'8 x 9'			x
Main	Dining Room	10'7 x 11'11	Below	Bedroom	9'6 x 13'1			x
Main	Mud Room	9'5 x 4'8	Below	Laundry	8'6 x 4'7			x
Main	Foyer	8'8 x 5'			x			x
Above	Master Bedroom	12'1 x 12'3			x			x
Above	Walk-In Closet	4' x 4'1			x			x
Above	Bedroom	10'7 x 9'3			x			x
Above	Bedroom	10'9 x 9'3			x			
Below	Living Room	10' x 12'8			x			

Finished Floor (Main):	734	# of Rooms:14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	668	# of Kitchens: 2	1	Above	4	Yes	Barn:
Finished Floor (Below):	659	# of Levels: 3	2	Below	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3			No	Pool:
Finished Floor (Total):	2,061 sq. ft.	Crawl/Bsmt. Height:	4			No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5			No	Door Height:
Grand Total:	2,061 sq. ft.	Basement: Crawl	6			No	
			7			No	
			8			No	

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

**RE/MAX Treeland Realty**

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