

# 4880 203 STREET

3 BEDROOM | 2 BATHROOM

LOT SIZE: 21,097 SQFT | LIVING AREA: 1,492 SQFT



Your parklike oasis awaits! This 3bed, 2-bath rancher w/ double garage on picturesque ½ acre offers serenity in the City, backing onto Pleasantdale Creek greenbelt. Proposed Urban Residential Zoning in revised OCP allows house w/ legal suite + detached garden suite (coach house). RV Parking avail. & drive-thru access to rear yard for shop. Thoughtfully designed & custom built. Pristine cedar skylight allowing in plenty of natural light. Updated w/ ambient light fixtures, new doors, and engineered hardwood flooring. Large family room w/ floor-to-ceiling 2way original brick fireplace & breakfast nook adjacent to kitchen + living & dining rooms overlooking private, landscaped rear yard w/ spacious patio. Short walk to Elementary & Middle schools, parks & trails, and historic Langley city.



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

Almost all errands require a car



### Somewhat Bikeable

Minimal bike infrastructure

## COMMUTE to downtown Langley



3 min



6 min



10 min



19 min

## SCHOOL CATCHMENT

### Simonds Elementary

20190 48 Avenue  
Langley, BC V3A 3L4  
(604) 530-2361

### 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











**Floor Area:** 1,492 sq.ft.

Garage: 405 sq.ft.

Patio: 357 sq.ft.

Ext. Storage: 116 sq.ft.

**Total Extras:** 878 sq.ft.

Ceiling Height: 8'-0"



Active  
R2591039

Board: F  
House/Shop/Factory

4880 203 STREET

Langley  
Langley City  
V3A 1V1

Residential Detached

\$1,399,900 (LP)

(SP) 

NEW PRICE!



Sold Date: Frontage (feet): **73.49** Original Price: **\$1,399,900**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1979**  
Depth / Size: **289.70** Bathrooms: **2** Age: **42**  
Lot Area (sq.ft.): **21,097.00** Full Baths: **2** Zoning: **RS1**  
Flood Plain: Half Baths: **0** Gross Taxes: **\$4,809.08**  
Rear Yard Exp: **East** For Tax Year: **2020**  
Council Apprv?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **008-663-513**  
Tour: **Virtual Tour URL**

View: **No :**

Complex / Subdiv:

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

Style of Home: **Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Wood**

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

Total Parking: **8** Covered Parking: **3** Parking Access:  
Parking: **Add. Parking Avail., Garage; Double**

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

Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Hardwood, Tile, Vinyl/Linoleum**

Legal: **LOT 14 DISTRICT LOT 304 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 39827**

Amenities: **Storage**

Site Influences: **Private Setting, Private Yard, Treed**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Free Stand F/P or Wdstove, Garage Door Opener,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	17'10 x 10'11	Main	Laundry	10'3 x 5'3			x
Main	Living Room	11'3 x 17'3			x			x
Main	Dining Room	11'3 x 9'10			x			x
Main	Kitchen	10'10 x 8'11			x			x
Main	Foyer	8'3 x 5'			x			x
Main	Master Bedroom	11' x 15'6			x			x
Main	Walk-In Closet	5' x 3'9			x			x
Main	Bedroom	10'7 x 11'			x			x
Main	Bedroom	8'10 x 11'			x			
Main	Utility	6'5 x 5'5			x			
Finished Floor (Main):	1,492	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings Barn: Workshop/Shed: 8'1x11' Pool: Garage Sz: Door Height:	
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No		
Finished Floor (Below):	0	# of Levels: 1	2	Main	3	Yes		
Finished Floor (Basement):	0	Suite: None	3			No		
Finished Floor (Total):	1,492 sq. ft.	Crawl/Bsmt. Height:	4			No		
Unfinished Floor:	0	Beds in Basement: 0	5			No		
Grand Total:	1,492 sq. ft.	Basement: None	6			No		
		Beds not in Basement: 3	7			No		
			8			No		

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

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