

109-20443 53 AVENUE

COUNTRYSIDE ESTATES

2 BEDROOM | 2 BATHROOM | LIVING AREA: 1,233 SQFT



Dutch clean, super bright, and freshly painted spacious home with an updated kitchen! This rare-to-find condo features a massive living area and large bedrooms, a gas fireplace, and a walk-in laundry room with space for a side-by-side washer & dryer. Flexible floor plan with each bedroom tucked on the opposite side of the unit for maximum privacy, ideal for any living arrangement. Master bedroom offers mirrored walkthrough closets leading to the well-appointed ensuite. Stay cool in the summer and warm in the winter at this ground floor corner unit, which also boasts 2 extensive outdoor patios with your own space for a lovely garden and great privacy from the neighbours. The storage locker is conveniently located on the same floor. BONUS! This unit has 2 underground parking stalls included, as well as plenty of visitor parking!

JOEL & TYLER SCHACTER

*PERSONAL REAL ESTATE CORPORATION

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RE/MAX TREELAND REALTY

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

WALK SCORE

Walk Score
67

Somewhat Walkable
Some errands can be accomplished on foot

Transit Score
59

Good Transit
Many nearby public transportation options

Bike Score
74

Very Bikeable
Biking is convenient for most trips

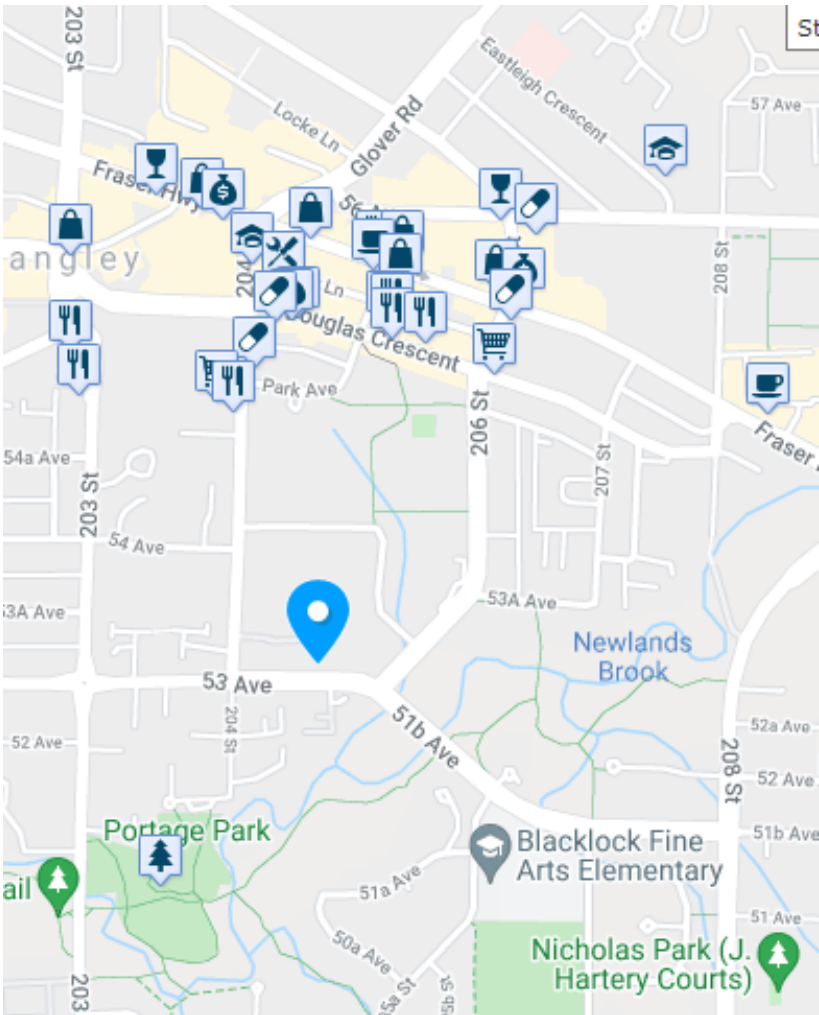
COMMUTE to downtown Surrey

 1 min

 3 min

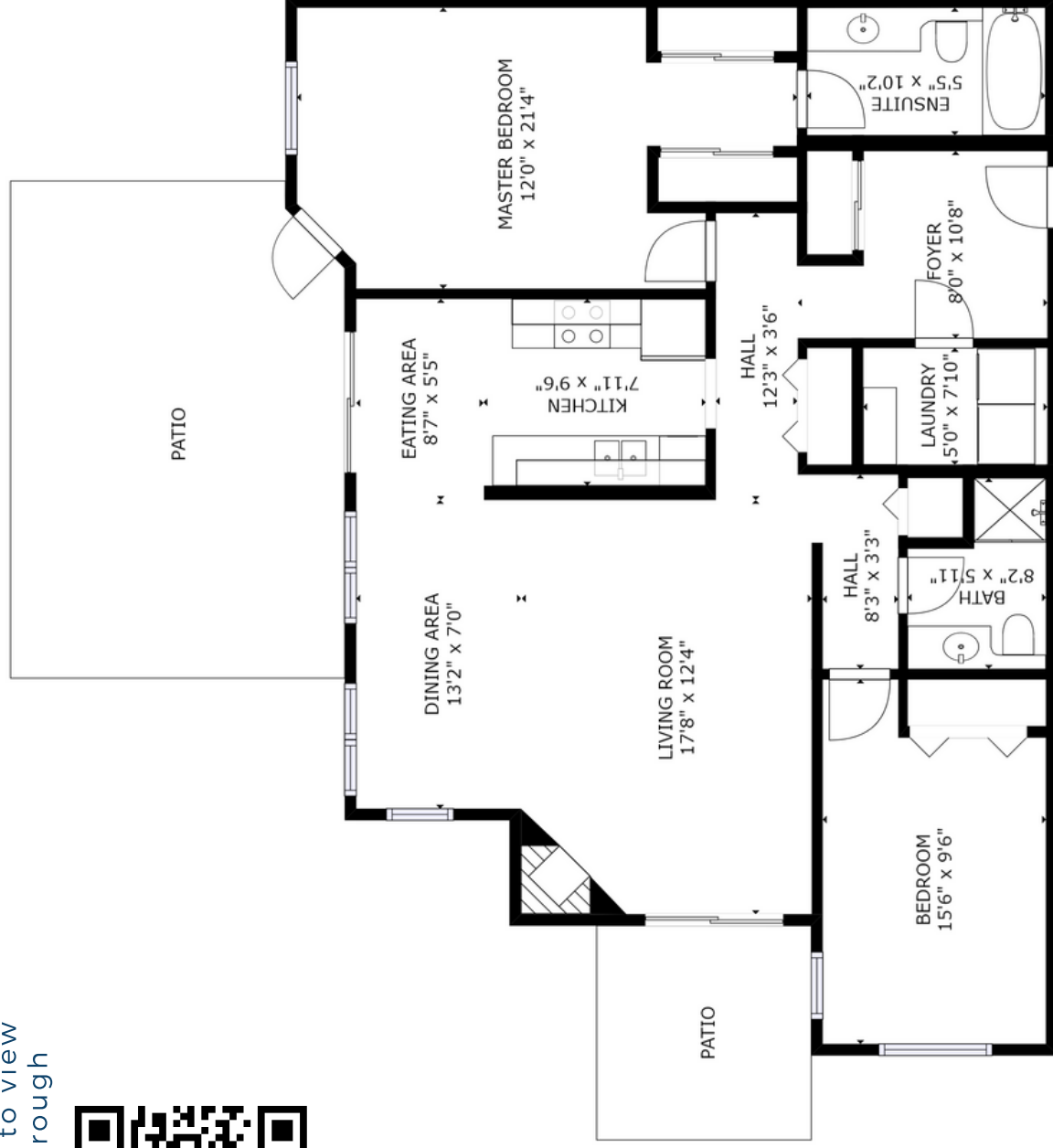
 6 min

 13 min





Scan QR Code to view
Virtual Walkthrough



GROSS INTERNAL AREA
FLOOR 1: 1181 sq. ft
TOTAL: 1181 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Active
R2633795
 Board: F
 Apartment/Condo

109 20443 53 AVENUE

Langley
 Langley City
 V3A 7A6

Residential Attached
\$529,900 (LP)



Sold Date: If new, GST/HST inc?: Original Price: **\$529,900**
 Meas. Type: Bedrooms: **2** Approx. Year Built: **1995**
 Frontage(feet): Bathrooms: **2** Age: **26**
 Frontage(metres): Full Baths: **2** Zoning: **RM2**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$1,659.43**
 Sq. Footage: **0.00** For Tax Year: **2021**
 Flood Plain: P.I.D.: **018-956-289** Tax Inc. Utilities?: **No**
 View: **No :**
 Complex / Subdiv: **Countryside Estates**
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **End Unit, Ground Level Unit**
 Construction: **Frame - Wood**
 Exterior: **Stucco**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access:
 Parking: **Garage; Underground, Visitor Parking**
 Dist. to Public Transit: **1 Block** Dist. to School Bus: **1 Block**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Laminate, Vinyl/Linoleum**

Legal: **STRATA LOT 51 DISTRICT LOT 36 GROUP 2 NEW WESTMINSTER DISTRICTSTRATA PLAN LMS1236 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY INPROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Elevator, Exercise Centre, Garden, In Suite Laundry, Recreation Center, Storage, Workshop Attached**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Windows - Thermo**

Finished Floor (Main): 1,233	Units in Development:	Tot Units in Strata: 43	Locker:
Finished Floor (Above): 0	Exposure:	Stores in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Associa BC	Mgmt. Co's #:	604-591-6060
Finished Floor (Below): 0	Maint Fee: \$460.10	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 1,233 sq. ft.			
Unfinished Floor: 0			

Grand Total: **1,233 sq. ft.**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Not Allowed**

Suite: **None**
 Basement: **None**
 Crawl/Bsmt. Ht:

of Levels: **1**
 # of Rooms: **8**

Restricted Age:
 # or % of Rentals Allowed: **0 #**
 Short Term (<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:

of Pets: **2**

Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	17'08 x 12'09			x	1	Main	3	No
Main	Dining Room	13'01 x 7'04			x	2	Main	4	Yes
Main	Eating Area	6'10 x 8'06			x	3			No
Main	Kitchen	8'05 x 8'06			x	4			No
Main	Master Bedroom	11'11 x 14'11			x	5			No
Main	Bedroom	15'07 x 9'06			x	6			No
Main	Foyer	8'00 x 7'11			x	7			No
Main	Laundry	5'00 x 7'10			x	8			No

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

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