

316-20454 53 AVENUE

RIVER'S EDGE

2 BEDROOM | 1 BATHROOM | LIVING AREA: 911 SQFT



Best Value in town! Bright, Spacious, 2 Bedroom unit in River's Edge on the quiet side of the building. This clean and well maintained home has updated paint and flooring plus a spacious deck overlooking private, protected green space. Features Kitchen with stove, Dishwasher, Fridge & double sink and large pantry. Living room & adjoining dining room with pass through from kitchen. Large master bedroom has a walk-in closet plus a 5 piece bathroom and second bedroom. Building has laundry room on the same floor & rooftop deck. Two parking spots (1 underground & 1 outside) in the secure gated parking. 2 cats allowed (no dogs). No age or rental restrictions. The well managed building was rebuilt after a substantial fire in 2002. Family oriented complex is walking distance to everything! Schools, shopping, medical offices, recreation, and transit.

JOEL & TYLER SCHACTER

*PERSONAL REAL ESTATE CORPORATION

604-704-8551

info@elevationrealestate.ca



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

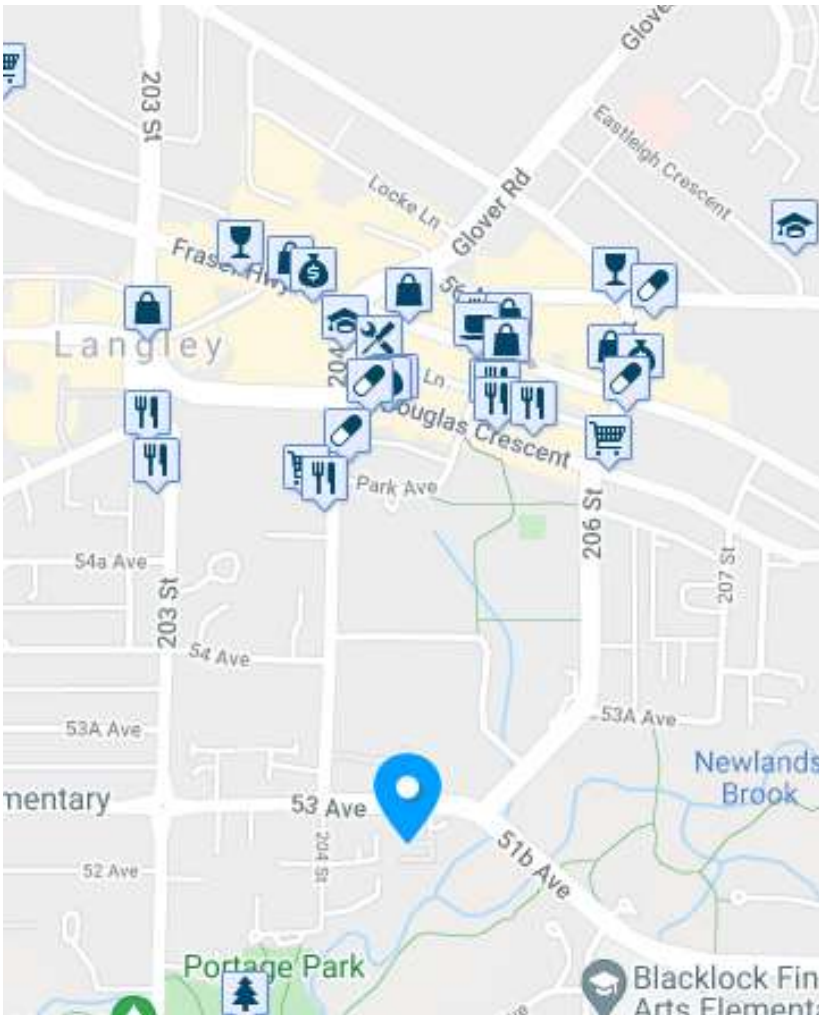
COMMUTE to downtown Langley

 1 min

 2 min

 8 min

 11 min







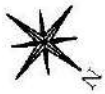
316-20454 53 Ave, **elevation** RE/MAX TREELAND REALTY Langley

Scan QR Code to view
Virtual Walkthrough
<https://rem.ax/316RiversEdge3D>

Floor Area: 911 sq.ft.

Balcony: 76 sq.ft.

Ceiling Height: 7'-11"



SCALE



E&D Insured. Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.

info@pixlworks.com www.pixlworks.com 604.329.5788

MEASURED ON: (2022-01-26)



Active
R2646584
 Board: F
 Apartment/Condo

316 20454 53 AVENUE

Langley
 Langley City
 V3A 7S1

Residential Attached

\$439,900 (LP)

(SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$439,900**
 Meas. Type: Bedrooms: **2** Approx. Year Built: **1981**
 Frontage(feet): Bathrooms: **1** Age: **41**
 Frontage(metres): Full Baths: **1** Zoning: **RES**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$1,671.26**
 Sq. Footage: **0.00** For Tax Year: **2021**
 Flood Plain: P.I.D.: **001-408-984** Tax Inc. Utilities?:
 View: **Yes Greenbelt** Tour: **[Virtual Tour URL](#)**
 Complex / Subdiv: **River's Edge**
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Corner Unit, Upper Unit**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **0** R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Asphalt**

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

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

Legal: **STRATA LOT 46 DISTRICT LOT 36 GROUP 2 NEW WESTMINSTER DISTRICT STRATA PLANNW1815 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Bike Room, Elevator, Shared Laundry, Storage**

Site Influences: **Central Location, Gated Complex, Private Setting, Recreation Nearby, Shopping Nearby, Treed**
 Features: **Dishwasher, Garage Door Opener, Refrigerator, Sprinkler - Fire, Stove**

Finished Floor (Main): 911	Units in Development:	Tot Units in Strata: 47	Locker: No
Finished Floor (Above): 0	Exposure:	Stores in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: REMI REAL ESTATE MANAGEMENT	Mgmt. Co's #: 604-530-9944	
Finished Floor (Below): 0	Maint Fee: \$339.92	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Sewer, Water		
Finished Floor (Total): 911 sq. ft.			
Unfinished Floor: 0			
Grand Total: 911 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Suite: None	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: No
Basement: None	# or % of Rentals Allowed: 100 %		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: Yes		
# of Kitchens: 1	Short Term Lse-Details: No rental restrictions		
# of Rooms: 8			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	14'7 x 12'3			x	1	Main	5	Yes
Main	Dining Room	11'3 x 7'5			x	2			No
Main	Kitchen	12'2 x 7'7			x	3			No
Main	Master Bedroom	11'8 x 12'0			x	4			No
Main	Walk-In Closet	5'0 x 5'5			x	5			No
Main	Bedroom	7'9 x 10'7			x	6			No
Main	Storage	7'8 x 5'0			x	7			No
Main	Foyer	5'11 x 4'7			x	8			No

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

elevation
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