

# 3897 205A STREET

4 BEDROOMS | 3 BATHROOM | LIVING AREA: 2050 SQFT



This family home shows clean and fresh. Fantastic large lot with great privacy and a bonus garden shed. Located on a very quiet street with a park at the end and close to all amenities such as George Preston Rec. Centre. Take your dog for a walk to the lake in Noel Booth park or watch the kids play soccer and base ball. Short walk to bus, schools and shopping. Some updating done to the home around 2014 including H/W tank, heat pump, B/I vacuum, St/Steel Electrolux Gas stove and oven including a bonus elec. pizza oven! St/Steel GE Profile french door fridge with bottom drawer freezer. Updated light fixtures and pot lights and some windows have been updated as well. Septic tank just pumped out in Oct 2021. Bonus heat pump air/conditioning and lots of parking including space for your RV!

604-533-3491  
elevationrealestate.ca



**JOEL SCHACTER** \*PREC  
**TYLER SCHACTER** \*PREC

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

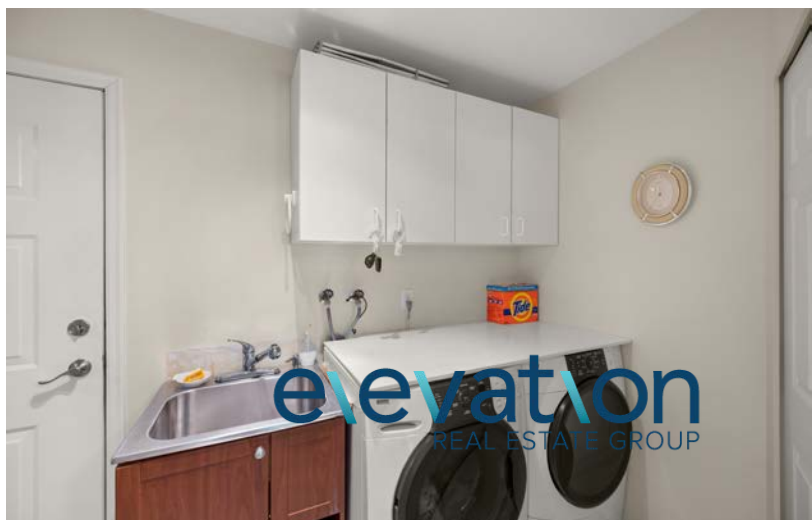
















## WALK SCORE

Walk Score  
**21**

### Car-Dependant

Almost all errands require a car.

Transit Score  
**34**

### Some Transit

A few nearby public transportation options.

Bike Score  
**79**

### Very Bikeable

Biking is convenient for most trips.

## COMMUTE to downtown Langley



9 min



19 min



18 min



50 min

## SCHOOL CATCHMENT

### Belmont Elementary (K-7)

20390 40th Ave, Langley

BC, V3A 2X1

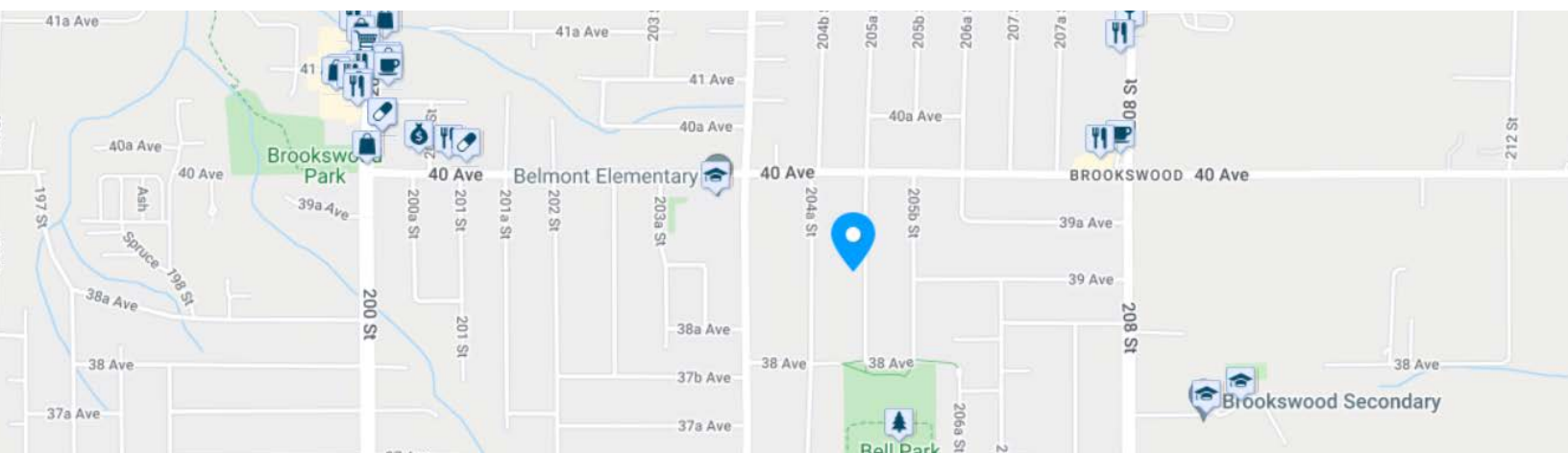
(604) 533-3641

### Brookwood Secondary (8-12)

20902 37A Ave, Langley

BC, V3A 5N2

(604) 530-2141

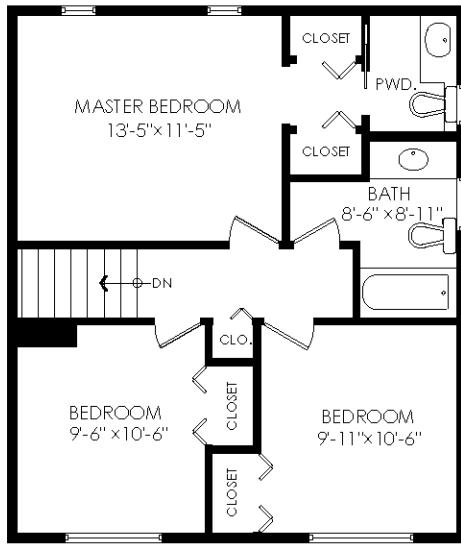


**604-704-8551**

info@elevationrealestate.ca

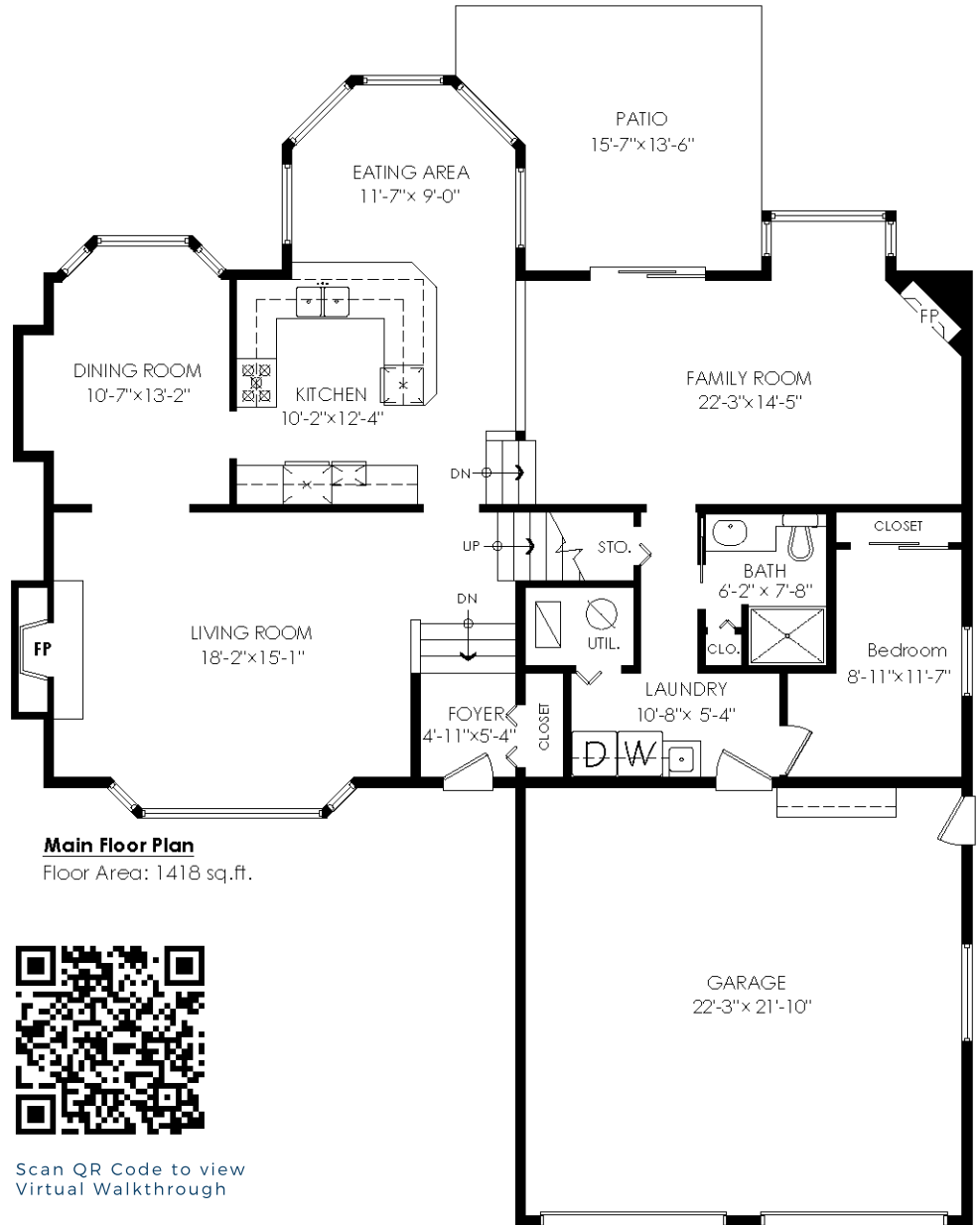
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**3897 205A St, Langley**



**Upper Floor Plan**

Floor Area: 632 sq.ft.



**Main Floor Plan**

Floor Area: 1418 sq.ft.

Main Floor: 1,418 sq.ft.  
Upper Floor: 632 sq.ft.  
**Total Livable: 2,050 sq.ft.**

Garage: 519 sq.ft.  
**Grand Total: 2,569 sq.ft.**

Patio: 182 sq.ft.

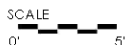
Ceiling Height: 8'-0"



Scan QR Code to view  
Virtual Walkthrough



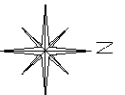
TREELAND  
REALTY



E&O 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: (2022-04-15)**





**Active**  
**R2677809**  
 Board: F  
 House/Single Family

**3897 205A STREET**  
 Langley  
 Brookwood Langley  
 V3A 1Z9

Residential Detached  
**\$1,500,000** (LP)  
 (SP) 



Sold Date:  
 Meas. Type: **Feet**  
 Frontage(feet): **71.52**  
 Frontage(metres): **21.80**  
 Depth / Size: **133.85**  
 Lot Area (sq.ft.): **9,558.00**  
 Lot Area (acres): **0.22**  
 Flood Plain: **No**  
 View: **No**  
 Complex/Subdiv:  
 Services Connected: **Community, Electricity, Natural Gas, Septic, Water**

If new, GST/HST inc?:  
 Bedrooms: **4**  
 Bathrooms: **3**  
 Full Baths: **2**  
 Half Baths: **1**  
 Rear Yard Exp: **West**  
 P.I.D.: **003-657-299**

Original Price: **\$1,500,000**  
 Approx. Year Built: **1983**  
 Age: **39**  
 Zoning: **R -1E**  
 Gross Taxes: **\$4,502.05**  
 For Tax Year: **221**  
 Tax Inc. Utilities?: **Yes**  
 Tour: [Virtual Tour URL](#)

Style of Home: **3 Level Split**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl**  
 Foundation: **Concrete Perimeter**

Sewer Type: **Septic**  
 Water Supply: **City/Municipal**  
 Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**  
 Driveway Finish: **Concrete**  
 Dist. to Public Transit: **2 blocks**  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**

Renovations: **Addition**  
 # of Fireplaces: **2** R.I. Fireplaces:  
 Fireplace Fuel: **Propane Gas, Wood**  
 Fuel/Heating: **Forced Air, Heat Pump, Natural Gas**  
 Outdoor Area: **Fenced Yard, Patio(s)**  
 Type of Roof: **Asphalt**  
 Legal: **LOT 393, PLAN NWP65644, PART NE1/4, SECTION 26, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT**

Reno. Year:  
 Rain Screen: **No**  
 Metered Water: **No**  
 R.I. Plumbing: **No**

Floor Finish: **Mixed**

Amenities:

Site Influences: **Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Security System, Smoke Alarm, Storage Shed, Vacuum - Built In, Windows - Thermo**

Finished Floor (Main):	1,418	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	632	Main	Living Room	18'2 x 15'1			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'7 x 13'2			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	10'2 x 12'4			x	Above 2
Finished Floor (Basement):	0	Main	Eating Area	11'7 x 9'0			x	Above 4
Finished Floor (Total):	2,050sq. ft.	Main	Family Room	22'3 x 14'5			x	
Unfinished Floor:	0	Main	Bedroom	8'11 x 11'7			x	
Grand Total:	2,050sq. ft.	Main	Laundry	22'3 x 11'6			x	
		Above	Master Bedroom	13'5 x 11'5			x	
		Above	Bedroom	9'6 x 10'6			x	
		Above	Bedroom	9'11 x 10'6			x	
				x			x	
				x			x	
				x			x	

Suite: **None**  
 Basement: **Crawl**

Crawl/Bsmt. Height: **4'2** # of Levels: **2**  
 # of Kitchens: **1** # of Rooms: **10**

Manuf Type:  
 MHR#:

ByLaw Restrictions:

Registered in MHR?:  
 CSA/BCE:

PAD Rental:  
 Maint. Fee:

**elevation**  
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