

26655 30A AVENUE

3 BEDROOMS | 1 BATHROOM | LIVING AREA: 1,093 SQFT



Well maintained, 3 bedroom rancher on spacious, centrally located lot! This home has been lovingly cared for and updated with laminate and vinyl tile floors, crown mouldings, new windows, and a gas fireplace in the living room. The master bedroom features a walk-in-closet and access to the updated 4 piece bathroom. You'll love the large yard with powered shed, close to all amenities: schools, parks, shopping, restaurants, and the new Aldergrove Community Centre with a gym, water park and ice arena!

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

52

Somewhat Walkable

Some errands can be accomplished on foot.

Transit Score

37

Some Transit

A few nearby public transportation options.

Bike Score

71

Very Bikeable

Biking is convenient for most trips.

SCHOOL CATCHMENT

Parkside Centennial Elementary (K-5)

3300 - 270 Street
Aldergrove, BC, V4W 3H2
Phone: 604-856-7775

Betty Gilbert Middle School (6-8)

26845 - 27 Avenue,
Aldergrove, BC, V4W 3E6
Phone: 604-856-8178

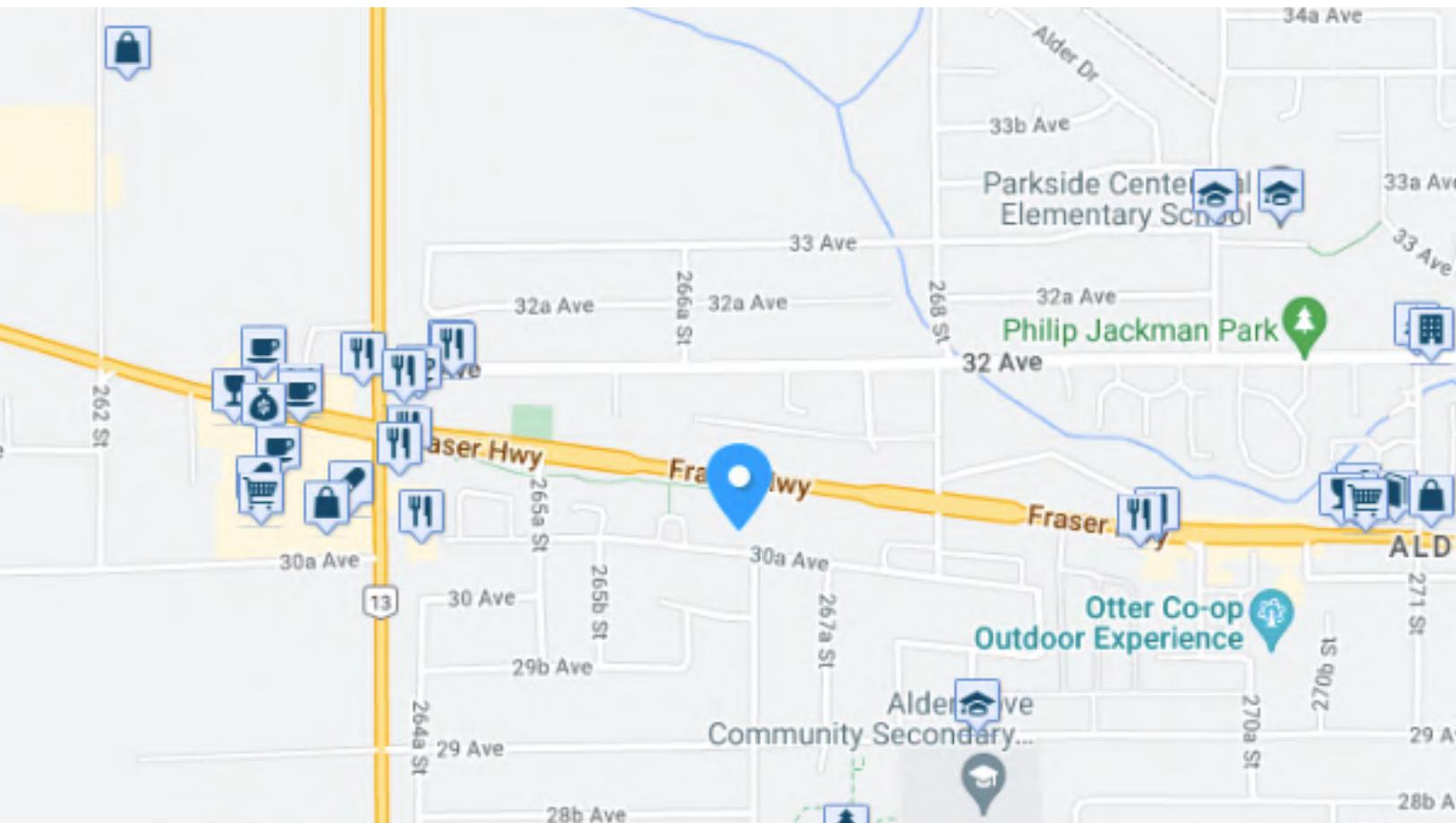
Aldergrove Community Secondary School (9-12)

26850 - 29 Avenue
Langley, BC, V4W 3C1
Phone: 604-856-2521

COMMUTE to downtown Langley

 14 min  27 min

 30 min  60 min



R2691682
 Board: F
 House/Single Family

26655 30A AVENUE

Langley
 Aldergrove Langley
 V4W 2V1

Residential Detached

\$1,029,000 (LP)
 (SP) 



Sold Date: If new, GST/HST inc?:
 Meas. Type: **Feet** Bedrooms: **3**
 Frontage(feet): **70.00** Bathrooms: **1**
 Frontage(metres): **21.34** Full Baths: **1**
 Depth / Size: **120** Half Baths: **0**
 Lot Area (sq.ft.): **8,400.00** Rear Yard Exp: **North**
 Lot Area (acres): **0.19** P.I.D.: **005-908-361**
 Flood Plain: **No** View: **No**
 Complex/Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Original Price: **\$1,100,000**
 Approx. Year Built: **1975**
 Age: **47**
 Zoning: **R-1B**
 Gross Taxes: **\$4,145.54**
 For Tax Year: **2021**
 Tax Inc. Utilities?: **Yes**
 Tour: [Virtual Tour URL](#)

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**
 Total Parking: **4** Covered Parking: Parking Access: **Front**
 Parking: **Open**

Style of Home: **1 Storey, Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Aluminum**
 Foundation: **Concrete Slab**

Driveway Finish: **Gravel**
 Dist. to Public Transit: **2 Blocks** Dist. to School Bus: **3 Blocks**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:

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

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

Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Tile, Vinyl/Linoleum**

Legal: **LOT 93 PLAN NWP45463 PART1 NW SECTION 19 TOWNSHIP 13 LAND DISTRICT 36**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Finished Floor (Main):	1,093	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	5'4 x 8'6			x	Floor
Finished Floor (AbvMain2):	0	Main	Living Room	14'0 x 12'11			x	Main
Finished Floor (Below):	0	Main	Dining Room	9'3 x 10'0			x	#Pcs
Finished Floor (Basement):	0	Main	Kitchen	8'1 x 10'0			x	4
Finished Floor (Total):	1,093 sq. ft.	Main	Laundry	9'9 x 14'1			x	
Unfinished Floor:	0	Main	Bedroom	10'0 x 8'2			x	
Grand Total:	1,093 sq. ft.	Main	Bedroom	9'7 x 8'2			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Master Bedroom	11'6 x 11'4			x	
Suite:None		Main	Walk-In Closet	6'3 x 2'11			x	
Basement:None							x	
							x	
							x	
							x	
							x	

Crawl/Bsmt. Height: # of Levels: **1**
 # of Kitchens: **1** # of Rooms: **9**

Manuf Type:
 MHR#:
 ByLaw Restrictions:

Registered in MHR?:
 CSA/BCE:

PAD Rental:
 Maint. Fee:

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