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

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RE/MAX TREELAND REALTY

JOEL SCHACTER *PREC
TYLER SCHACTER *PREC

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









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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.

COMMUTE to downtown Langley

14 min | 27 min

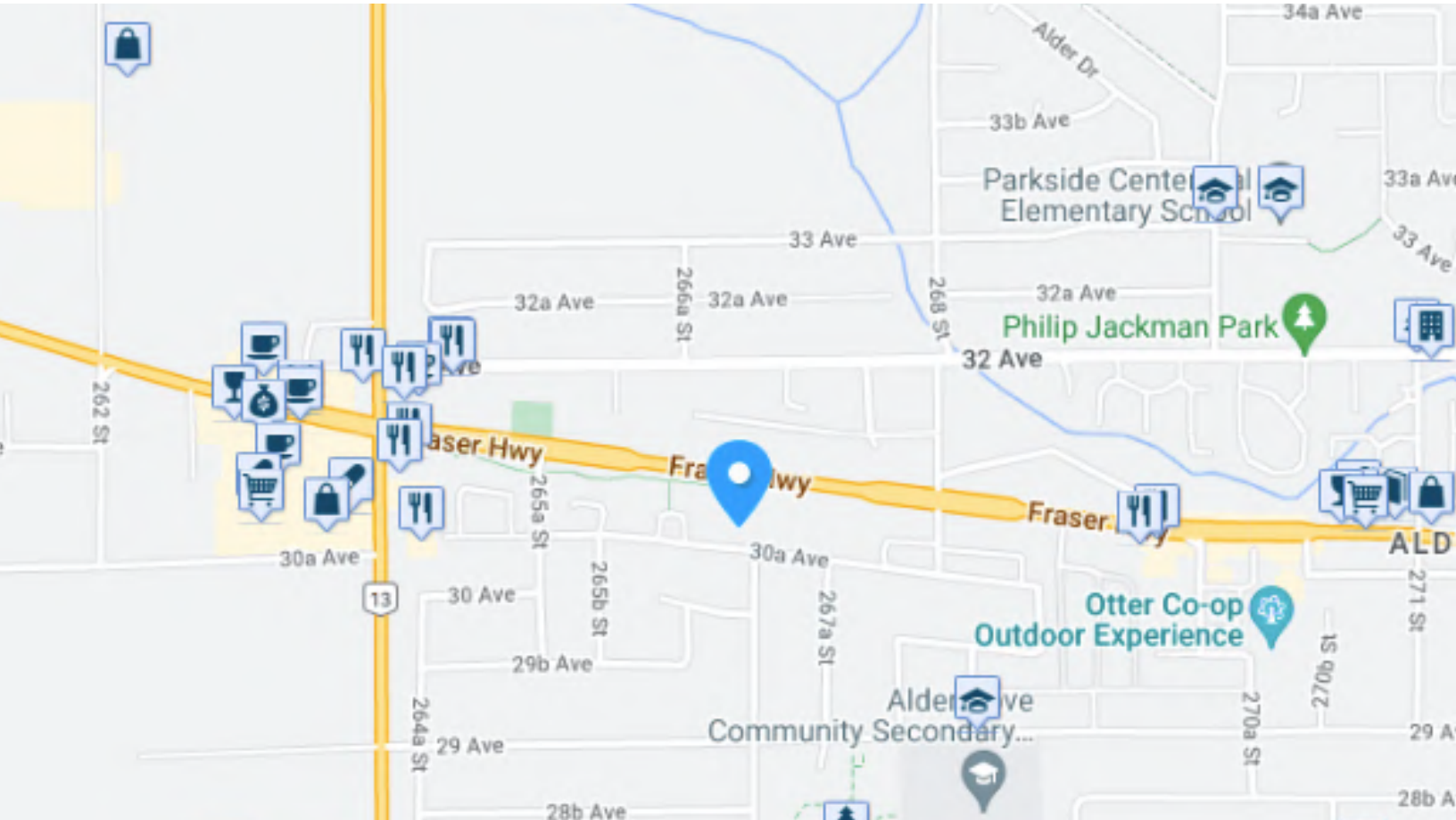
30 min | 60 min

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

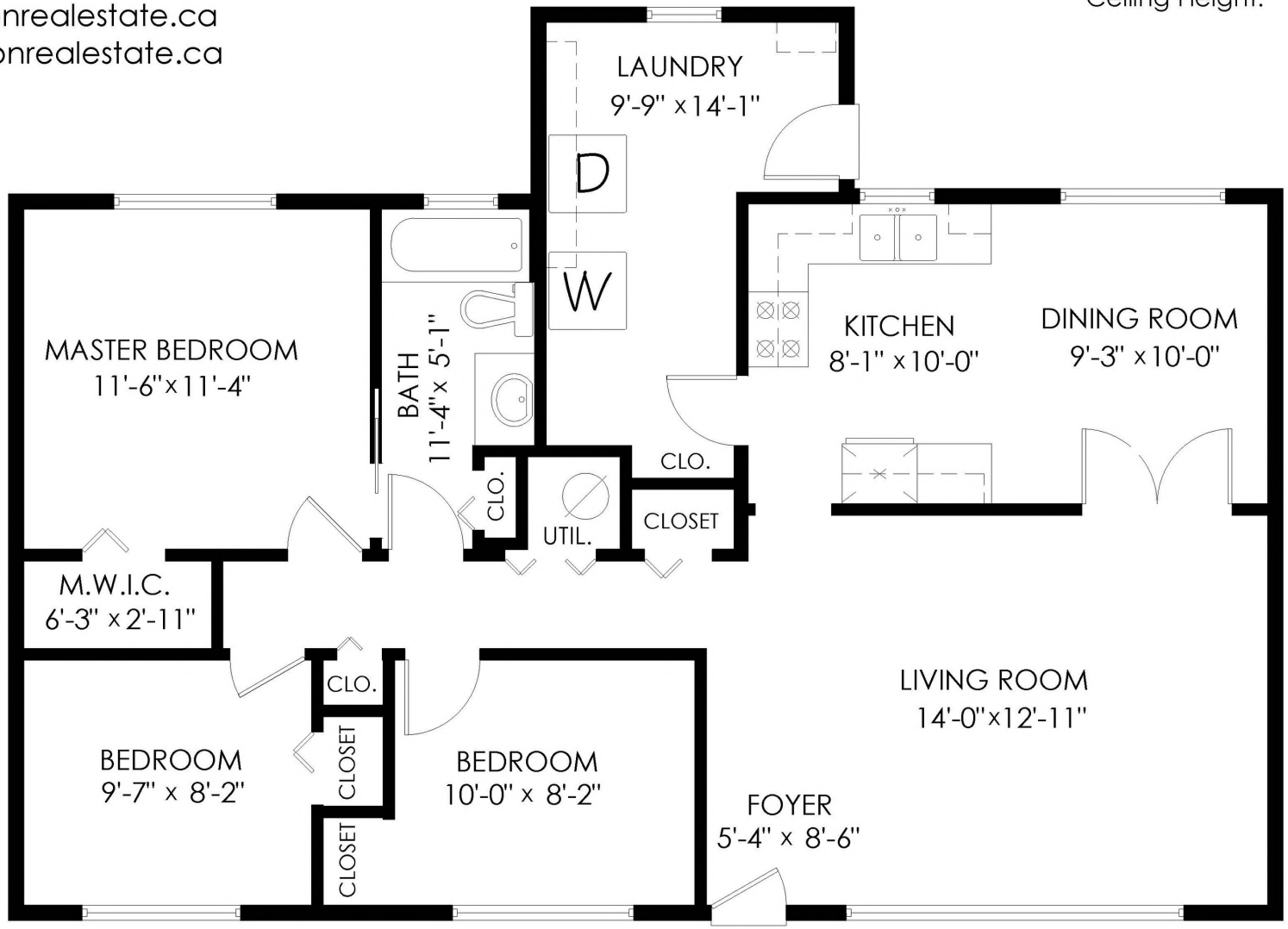


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info@elevationrealestate.ca
www.elevationrealestate.ca

26655 30A Ave, Langley

Floor Area: **1,093 sq.ft.**
Ceiling Height: 8'-0"



Scan QR Code to view Virtual Walkthrough

TREELAND REALTY

SCALE
0' 5'

N

MEASURED ON: (2022-05-20)

ALL THE RAGE CREATIVE

info@pixlworks.com www.pixlworks.com 604.329.5788

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.

R2691682
Board: F
House/Single Family

26655 30A AVENUE
Langley
Aldergrove Langley
V4W 3C8

Residential Detached
$1,029,000 (LP)
(SP)



Sold Date:		If new, GST/HST inc?:		Original Price:	**$1,100,000**
Meas. Type:	**Feet**	Bedrooms:	**3**	Approx. Year Built:	**1975**
Frontage(feet):	**70.00**	Bathrooms:	**1**	Age:	**47**
Frontage(metres):	**21.34**	Full Baths:	**1**	Zoning:	**R-1B**
Depth / Size:	**120**	Half Baths:	**0**	Gross Taxes:	**$4,145.54**
Lot Area (sq.ft.):	**8,400.00**	Rear Yard Exp:	**North**	For Tax Year:	**2021**
Lot Area (acres):	**0.19**	P.I.D.:	**005-908-361**	Tax Inc. Utilities?:	**Yes**
Flood Plain:	**No**			Tour:	**Virtual Tour URL**
View:	**No :**				

Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Total Parking: **4** Covered Parking: Parking Access: **Front**
Parking: **Open**
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 Lease... **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**
Finished Floor (Above):	**0**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**1,093 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**1,093 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

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

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	**Foyer**	**5'4 x 8'6**			x
Main	**Living Room**	**14'0 x 12'11**			x
Main	**Dining Room**	**9'3 x 10'0**			x
Main	**Kitchen**	**8'1 x 10'0**			x
Main	**Laundry**	**9'9 x 14'1**			x
Main	**Bedroom**	**10'0 x 8'2**			x
Main	**Bedroom**	**9'7 x 8'2**			x
Main	**Master Bedroom**	**11'6 x 11'4**			x
Main	**Walk-In Closet**	**6'3 x 2'11**			x
		x			x
		x			x
		x			x
		x			x

Bathrooms

Floor	#Pcs
Main	**4**

Crawl/Bsmt. Height:
# of Kitchens: **1**
# of Levels: **1**
# of Rooms: **9**
Manuf Type:
MHR...
ByLaw Restrictions:
Registered in MH...
CSA/BCE:
PAD Rental:
Maint. Fee:

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