

5-19690 56 AVENUE

MCLELLAN COURT

3 BEDROOM | 2 BATHROOM | LIVING AREA: 1,027 SQFT



Come and see this end unit at McLellan Corner! This town home features an open space living area with a gas fireplace, a southern exposure, a spacious master bedroom with a 2-piece ensuite, and low maintenance fees! BONUS features includes ample storage and an in-suite laundry! Easy access from unit to carport. Great for an investment property as long-term tenants want to stay. New roof installed Spring 2021. Future investment potential as the designation for this property has changed on the official community plan. Centrally located: steps to pub, leisurely walk to Brydon Park, and a short drive to Downtown Langley and Willowbrook Mall!



604-533-3491
elevationrealestate.ca

elevation RE/MAX
RE/MAX TREELAND REALTY

JOEL & TYLER SCHACTER
PERSONAL REAL ESTATE CORPORATION

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

WALK SCORE

Walk Score
42

Car-Dependent
Most errands require a car

Transit Score
55

Good Transit
Many nearby public transportation options.

Bike Score
75

Very Bikeable
Biking is convenient for most trips

SCHOOL CATCHMENT

Nicomekl Elementary
20050 53 Avenue
Langley, BC V3A 3T9
(604) 533-1468

H.D. Stafford Middle School
20441 Grade Crescent,
Langley, BC V3A 4J8
(604) 534-9285

Langley Secondary
21405 56 Avenue
Langley, BC V2Y 2N1
(604) 534-4171

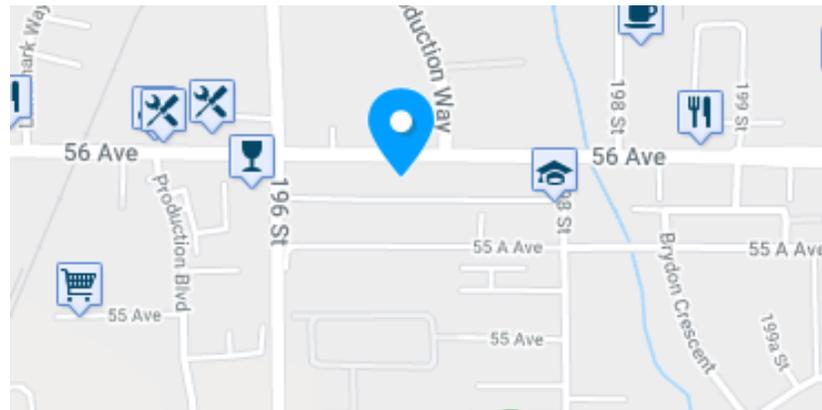
COMMUTE to downtown Langley

 5 min

 10 min

 14 min

 33 min





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REAL ESTATE GROUP

Active
R2595373
 Board: F
 Townhouse

5 19690 56 AVENUE
 Langley
 Langley City
 V3A 3X6

Residential Attached
\$499,900 (LP)



Sold Date: Frontage (feet): Original Price: **\$499,900**
 Meas. Type: Frontage (metres): Approx. Year Built: **1988**
 Depth / Size (ft.): Bedrooms: **3** Age: **33**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RM1**
 Flood Plain: Full Baths: **1** Gross Taxes: **\$1,194.13**
 Council Apprv?: Half Baths: **1** For Tax Year: **2021**
 Exposure: **South** Maint. Fee: **\$322.00** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **011-986-573**
 Mgmt. Co's Name: **Self Managed**
 Mgmt. Co's Phone:
 View: **No :**
 Complex / Subdiv: **McLellan Corner**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **End Unit, Upper Unit** Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Carport, Single** Locker: **N**
 Exterior: **Vinyl** Dist. to Public Transit: **Steps** Dist. to School Bus:
 Foundation: **Concrete Slab** Units in Development: Total Units in Strata: **5**
 Rain Screen: Renovations: R.I. Fireplaces: Title to Land: **Freehold Strata**
 Water Supply: **City/Municipal** # of Fireplaces: **1** Property Disc.: **No**
 Fireplace Fuel: **Gas - Natural** Fixtures Leased: :
 Fuel/Heating: **Baseboard, Electric** Fixtures Rmvd: :
 Outdoor Area: **Balcony(s)** Floor Finish: **Vinyl/Linoleum, Wall/Wall/Mixed**
 Type of Roof: **Asphalt**
 Maint Fee Inc: **Garbage Pickup, Gardening**
 Legal: **STRATA LOT 5 SECTION 3 TOWNSHIP 8 NEW WESTMINSTER DISTRICTSTRATA PLAN NW2850 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTYIN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWNON FORM 1**
 Amenities: **In Suite Laundry, Storage**

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'01 x 14'02			x			x
Main	Kitchen	7'07 x 9'07			x			x
Main	Eating Area	10'10 x 14'07			x			x
Main	Master Bedroom	10'10 x 14'07			x			x
Main	Bedroom	10'10 x 9'11			x			x
Main	Bedroom	9'05 x 9'07			x			x
Main	Laundry	8'04 x 6'14			x			x
Below	Foyer	6'03 x 4'05			x			x
					x			
					x			

Finished Floor (Main):	1,027	# of Rooms: 8	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	2	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3			No	Pool:
Finished Floor (Total):	1,027 sq. ft.	# or % of Rentals Allowed:			4			No	Garage Sz:
Unfinished Floor:	0	Bylaws: Rentals Allowed, Smoking Restrictions			5			No	Door Height:
Grand Total:	1,027 sq. ft.	Basement: None			6			No	
					7			No	
					8			No	

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

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REA Full Public (Blank)

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