

19636 49 Avenue, Langley

Welcome to



Detached home on a large lot in Langley City

Rare Langley City opportunity! Immaculate 4-bedroom, 2-bathroom family home with 2,511 sqft of living space on a massive 13,250 sqft lot with 106 ft frontage boasting subdivision potential. RS1 zoning may allow for (2) 6,625 sqft lots (confirm with City). Same owner for over 33 years! Enjoy beautiful mountain views from the living room & wrap around deck. Valuable upgrades including 200AMP service, air conditioning, a generator, fibreglass solarium, vinyl plank flooring in the basement, double-glazed windows, gas fireplace & 3 sheds. The south-facing backyard features an abundant yard space, perfect for the kids! Tons of parking for 6 vehicles & potential RV parking! Live in now & subdivide later or subdivide now and build your dream home! Excellent location near schools, parks, shopping, and the future skytrain station. An exceptional opportunity not to be missed!

604-514-9667 * janine@royallepage.ca

askJanine.ca



604.514.9667

janine@royallepage.ca

www.askJanine.ca

Active

R2876399

Board: F

House/Single Family

19636 49 AVENUE

Langley

Langley City

V3A 3R1

Residential Detached

\$1,888,888 (LP)

(SP) 



Sold Date:

Meas. Type: **Feet**

Frontage(feet): **106.00**

Frontage(metres): **32.31**

Depth / Size: **125**

Lot Area (sq.ft.): **13,250.00**

Lot Area (acres): **0.30**

Flood Plain:

View: **Yes : Mountain Views**

Complex/Subdiv:

First Nation Reserve:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Sewer Type: **City/Municipal**

If new, GST/HST inc?:

Bedrooms: **4**

Bathrooms: **2**

Full Baths: **2**

Half Baths: **0**

Rear Yard Exp: **South**

P.I.D.: **010-122-559**

Original Price: **\$1,888,888**

Approx. Year Built: **1966**

Age: **58**

Zoning: **RS1**

Gross Taxes: **\$5,704.97**

For Tax Year: **2023**

Tax Inc. Utilities?: **Yes**

Tour:

Style of Home: **Split Entry**

Construction: **Frame - Wood**

Exterior: **Wood**

Foundation: **Concrete Perimeter**

Renovations: **Partly**

of Fireplaces: **2** R.I. Fireplaces:

Fireplace Fuel: **Natural Gas, Wood**

Fuel/Heating: **Forced Air**

Outdoor Area: **Fenced Yard, Sundeck(s)**

Type of Roof: **Torch-On**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **6** Covered Parking: **1** Parking Access: **Front**

Parking: **Garage; Single**

Driveway Finish: **Asphalt**

Dist. to Public Transit: **5 Blocks**

Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**

Fixtures Leased: **No :**

Fixtures Rmvd: **No :**

Floor Finish: **Vinyl/Linoleum, Wall/Wall/Mixed, Carpet**

Dist. to School Bus:

Land Lease Expiry Year:

Legal: **PARCEL A, LOT 9, PLAN NWP15726, SECTION 3, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, (J129696E)**

Amenities:

Site Influences: **Adult Oriented, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main):	1,333	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	18'4 x13'3			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	9'6 x8'6			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	13'1 x13'0			x	Main 3
Finished Floor (Basement):	1,178	Main	Primary Bedroom	12'0 x11'8			x	
Finished Floor (Total):	2,511sq. ft.	Main	Bedroom	11'4 x11'3			x	
Unfinished Floor:	0	Main	Bedroom	10'1 x9'1			x	
Grand Total:	2,511sq. ft.	Main	Solarium	11'9 x6'11			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Recreation Room	24'5 x12'2			x	
Suite: None		Bsmt	Flex Room	20'4 x12'2			x	
Basement: Fully Finished, Separate Entry		Bsmt	Bedroom	13'9 x12'1			x	
		Bsmt	Laundry	8'1 x6'7			x	
				x			x	
				x			x	

Crawl/Bsmt. Height: # of Levels: **2**

of Kitchens: **1** # of Rooms: **11**

Manuf Type:

MHR#:

ByLaw Restrictions:

Registered in MHR?:

CSA/BCE:

PAD Rental:

Maint. Fee:

Listing Broker(s): **Sutton Premier Realty**

Royal LePage West Real Estate Services

Sutton Premier Realty

FOR MORE PHOTOS & VIRTUAL TOUR

www.askJanine.ca

19636 49 Avenue, Langley

FLOOR PLAN



19636 49 AVENUE
LANGLEY, BC

MAIN	1,333 SQ.FT.	GARAGE	312 SQ.FT.
LOWER	1,178 SQ.FT.	DECK	294 SQ.FT.
TOTAL	2,511 SQ.FT.	TOTAL	606 SQ.FT.



MAIN FLOOR
1,333 SQ.FT.
CH: 8'-0"



LOWER FLOOR
1,178 SQ.FT.
CH: 7'-8"

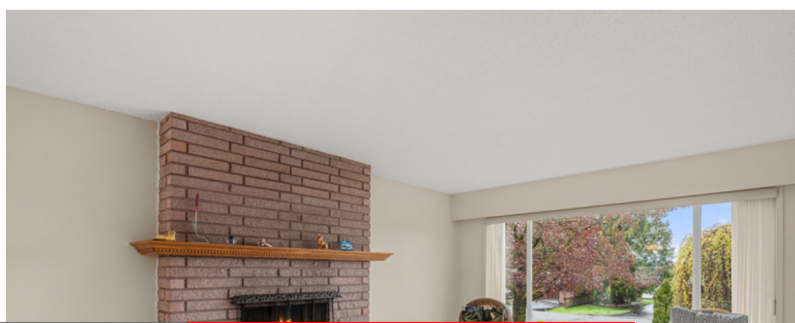
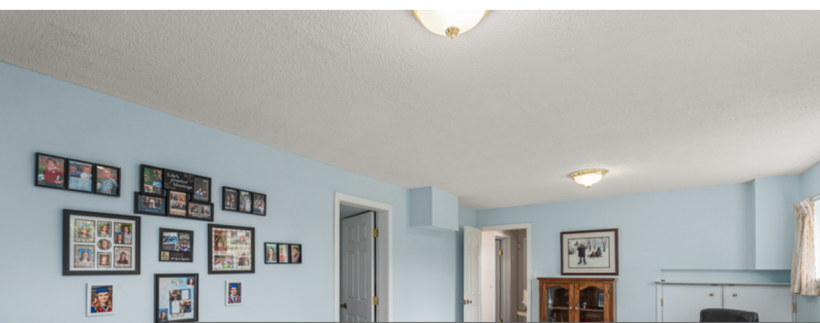
MEASUREMENTS AND LAYOUT ARE NOT TO BE RELIED ON AND SHOULD BE VERIFIED IF IMPORTANT



📞 604.514.9667 ✉ janine@royallepage.ca 🌐 www.askJanine.ca
9965-152 St. #6, Surrey. All information while deemed to be correct is not guaranteed

19636 49 Avenue, Langley

PHOTOS



FOR MORE PHOTOS & VIRTUAL TOUR

www.askJanine.ca

9965-152 St. #6, Surrey. All information while deemed to be correct is not guaranteed