

**R2481968**  
House/Single Family

**27347 29A AVENUE**  
Langley  
Aldergrove Langley  
V4W 3J7

Residential Detached  
**\$719,900 (LP)**



Depth/Size (ft.): **66.00** Frontage (ft.): **66.00** Approx. Yr Built: **1957**  
 Lot Area (sq. ft.): **66.00** Bedrooms: **3** Age: **63**  
 Flood Plain: Bathrooms: **2** Zoning: **R-1B**  
 Rear Yard Exp: Full Baths: **2** Gross Taxes: **\$3,906.76**  
 View: **No** Half Baths: **0** For Tax Year: **2019**  
 Complex / Subdiv: P.I.D.: **004-875-028**  
 Services Connected: **Electricity,Natural Gas,Sanitary Sewer,Water**

Style of Home: **Rancher/Bungalow**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen: **Full**  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Natural Gas**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Electric,Natural Gas**  
 Outdoor Area: **Fenced Yard,Patio(s) & Deck(s)**  
 Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **Parking Access: Front**  
 Parking: **RV Parking Avail.**  
 Dist. to Transit: **Dist to School Bus:**  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No**  
 Fixtures Rmvd:  
 Floor Finish:

Legal: **LOT 18, PLAN NWP17739, SECTION 20, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Lane Access**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	9'9 x 11'5			x			x
Main	Bedroom	8' x 11'5			x			x
Main	Bedroom	8'11 x 7'7			x			x
Main	Foyer	6'2 x 3'			x			x
Main	Living Room	16'4 x 11'6			x			x
Main	Kitchen	11'11 x 10'5			x			x
Main	Dining Room	11'2 x 9'2			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>998</b>	# of Rooms:	<b>7</b>	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	Main	<b>4</b>	<b>No</b>
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	2	Main	<b>3</b>	<b>Yes</b>
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3			
Finished Floor (Total):	<b>998 sq. ft.</b>	Crawl/Bsmt. Height:		4			
Unfinished Floor:	<b>0</b>	Beds in Bsmt.:	<b>0</b>	5			
Grand Total:	<b>998 sq. ft.</b>	Basement:	<b>Crawl</b>	6			
				7			
				8			

Listing Broker(s): **Johnston Meier Insurance Agencies & Realty Ltd.**

**Aldergrove STUNNER! This 3bed/2bath rancher offers so much charm and utility thanks to the ultra functional layout making the home feel open and bright. Completely updated inside and out including siding/windows/doors, kitchen and both FULL bathrooms in a modern/farmhouse style. Light and bright colour scheme throughout, along with beautiful features such as built in entertainment cabinets, ship-lap and crown moldings. Cozy gas fireplace in the living room and good size master with large private ensuite really make this a gem. To top it off, home sits on a well manicured, MASSIVE 8700sq/ft lot, fully fenced and lane access! Shed w/power,2 driveways, RV parking. Located in a central quiet neighborhood seeing lots of growth and development, live in or buy for future potential, a must see!**