21030 45 AVENUE LANGLEY

Brookswood Langley, V3A 8Z4

Depth/Size (ft):	112.44	Bedrooms:	4	Approx. Year Bui	lt: 1995	5
rontage (ft):	62.38	Bathrooms:	3	Age:	29	
ot Area: (sq.ft.)	6,997.00	Full Baths:	2	Zoning:	R-10)
lood Plain:	No	Half Baths:	1	Gross Taxes:	\$6,1	15.31
ear Yard Exp:	South			For Tax Year:	2023	3
'iew:	No			P.I.D.:	018-	731-805
tyle of Home:	2 Storey		Parking:	Total: 8 - Covered	: 2	
onstruction:	Concrete, Frame - Woo	bd	Covered Parking:	2		
xterior:	Brick, Vinyl		Parking Access:	Front		
oundation:			Parking:	Garage; Double,R	V Parking Avail.	
ain Screen:			Locker:			
enovations:			Units in Dev:			
of Fireplaces:	2 - Fuel: Natural Gas		Distance to:			
ater Supply:	City/Municipal		Title to Land:	Freehold NonStrat	ta	
el/Heating:	Forced Air		Property Disc:	Yes		
utdoor Area:	Patio(s)		PAD Rental:			
ype of Roof:	Asphalt		Fixtures Leased:	No		
loor Finish:	Hardwood, Tile, Carpet		Fixtures Rmvd:	No		
/iew: /gmt. Company: complex / Subdiv: cervices Connected: .egal: .egal:	LOT 1, PLAN LMP157	s,Sanitary Sewer,Storm Sewer,Wa 746, PART NW1/4, SECTION 36, 7		NSTER LAND DISTRICT		
Igmt. Company: complex / Subdiv: services Connected: egal: menities: site Influences: seatures: Bylaw Restric:	Cedar Ridge Electricity,Natural Gas LOT 1, PLAN LMP157 Wheelchair Access Central Location,Cul-c ClthWsh/Dryr/Frdg/Stv	746, PART NW1/4, SECTION 36, de-Sac,Private Setting,Recreation ve/DW,Drapes/Window Coverings	TOWNSHIP 7, NEW WESTMIN Nearby			
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric:	Cedar Ridge Electricity,Natural Gas LOT 1, PLAN LMP157 Wheelchair Access Central Location,Cul-c	746, PART NW1/4, SECTION 36, de-Sac,Private Setting,Recreation ve/DW,Drapes/Window Coverings	TOWNSHIP 7, NEW WESTMIN Nearby			
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s):	Cedar Ridge Electricity,Natural Gas LOT 1, PLAN LMP157 Wheelchair Access Central Location,Cul-c ClthWsh/Dryr/Frdg/Stv	746, PART NW1/4, SECTION 36, de-Sac,Private Setting,Recreation ve/DW,Drapes/Window Coverings	TOWNSHIP 7, NEW WESTMIN Nearby		Dimen	sions
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: te Influences: eatures: ylaw Restric: sting Broker(s):	Cedar Ridge Electricity,Natural Gas LOT 1, PLAN LMP157 Wheelchair Access Central Location,Cul-c ClthWsh/Dryr/Frdg/St RE/MAX Colonial Pac	746, PART NW1/4, SECTION 36, de-Sac,Private Setting,Recreation ve/DW,Drapes/Window Coverings cific Realty	TOWNSHIP 7, NEW WESTMIN Nearby s,Garage Door Opener,Smoke	Alarm,Storage Shed	Dimen 7' x 6'6	
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: sting Broker(s):	Cedar Ridge Electricity,Natural Gas LOT 1, PLAN LMP157 Wheelchair Access Central Location,Cul-c ClthWsh/Dryr/Frdg/St RE/MAX Colonial Pac	746, PART NW1/4, SECTION 36, de-Sac,Private Setting,Recreation ve/DW,Drapes/Window Coverings dific Realty Dimensions	TOWNSHIP 7, NEW WESTMIN Nearby s,Garage Door Opener,Smoke	Alarm,Storage Shed	-	
gmt. Company: pomplex / Subdiv: ervices Connected: egal: nenities: te Influences: eatures: /law Restric: sting Broker(s): poor ain	Cedar Ridge Electricity,Natural Gas LOT 1, PLAN LMP157 Wheelchair Access Central Location,Cul-o ClthWsh/Dryr/Frdg/Str RE/MAX Colonial Pac Type Living Room	746, PART NW1/4, SECTION 36, de-Sac,Private Setting,Recreation ve/DW,Drapes/Window Coverings cific Realty Dimensions 16'6 x 13'11	TOWNSHIP 7, NEW WESTMIN Nearby s,Garage Door Opener,Smoke Floor Main	Alarm,Storage Shed Type Laundry	7' x 6'6	3'4
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: sting Broker(s): oor ain ain	Cedar Ridge Electricity,Natural Gas LOT 1, PLAN LMP157 Wheelchair Access Central Location,Cul-c ClthWsh/Dryr/Frdg/St RE/MAX Colonial Pac Type Living Room Dining Room	746, PART NW1/4, SECTION 36, de-Sac,Private Setting,Recreation ve/DW,Drapes/Window Coverings sific Realty Dimensions 16'6 x 13'11 13' x 9'	TOWNSHIP 7, NEW WESTMIN Nearby s,Garage Door Opener,Smoke Floor Main Above	Alarm,Storage Shed Type Laundry Family Room	7' x 6'6 19' x 13	3'4 9'7
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: sting Broker(s): oor ain ain ain	Cedar Ridge Electricity,Natural Gas LOT 1, PLAN LMP157 Wheelchair Access Central Location,Cul-c ClthWsh/Dryr/Frdg/Str RE/MAX Colonial Pac Type Living Room Dining Room Kitchen	746, PART NW1/4, SECTION 36, de-Sac,Private Setting,Recreation ve/DW,Drapes/Window Coverings offic Realty Dimensions 16'6 x 13'11 13' x 9' 14'11 x 13'8	TOWNSHIP 7, NEW WESTMIN Nearby s,Garage Door Opener,Smoke Floor Main Above Above	Alarm,Storage Shed Type Laundry Family Room Bedroom	7' x 6'6 19' x 13 9'11 x 9	3'4 9'7
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: te Influences: eatures: ylaw Restric: sting Broker(s): oor ain ain ain	Cedar Ridge Electricity,Natural Gas LOT 1, PLAN LMP157 Wheelchair Access Central Location,Cul-c ClthWsh/Dryr/Frdg/Str RE/MAX Colonial Pac Type Living Room Dining Room Kitchen Eating Area	746, PART NW1/4, SECTION 36, de-Sac,Private Setting,Recreation ve/DW,Drapes/Window Coverings offic Realty Dimensions 16'6 x 13'11 13' x 9' 14'11 x 13'8 10'7 x 6'4	TOWNSHIP 7, NEW WESTMIN Nearby s,Garage Door Opener,Smoke Floor Main Above Above	Alarm,Storage Shed Type Laundry Family Room Bedroom	7' x 6'6 19' x 13 9'11 x 9	3'4 9'7
gmt. Company: omplex / Subdiv: ervices Connected: egal: nenities: te Influences: eatures: ylaw Restric: sting Broker(s): oor ain ain ain ain	Cedar Ridge Electricity,Natural Gas LOT 1, PLAN LMP157 Wheelchair Access Central Location,Cul-c ClthWsh/Dryr/Frdg/St RE/MAX Colonial Pac Type Living Room Dining Room Kitchen Eating Area Great Room	746, PART NW1/4, SECTION 36, de-Sac,Private Setting,Recreation ve/DW,Drapes/Window Coverings cific Realty Dimensions 16'6 x 13'11 13' x 9' 14'11 x 13'8 10'7 x 6'4 15'8 x 11'7	TOWNSHIP 7, NEW WESTMIN Nearby s,Garage Door Opener,Smoke Floor Main Above Above	Alarm,Storage Shed Type Laundry Family Room Bedroom	7' x 6'6 19' x 13 9'11 x 9	3'4 9'7
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: te Influences: eatures: ylaw Restric: sting Broker(s): oor ain ain ain ain ain	Cedar Ridge Electricity,Natural Gas LOT 1, PLAN LMP157 Wheelchair Access Central Location,Cul-c ClthWsh/Dryr/Frdg/St RE/MAX Colonial Pac Type Living Room Dining Room Kitchen Eating Area Great Room Primary Bedroom Bedroom	746, PART NW1/4, SECTION 36, de-Sac,Private Setting,Recreation ve/DW,Drapes/Window Coverings cific Realty Dimensions 16'6 x 13'11 13' x 9' 14'11 x 13'8 10'7 x 6'4 15'8 x 11'7 15'8 x 11'11 10'7 x 9'2	TOWNSHIP 7, NEW WESTMIN Nearby s,Garage Door Opener,Smoke Floor Main Above Above Above	Alarm,Storage Shed Type Laundry Family Room Bedroom Bedroom	7' x 6'6 19' x 1: 9'11 x 9 11'4 x 8	3'4 9'7 8'11
gmt. Company: omplex / Subdiv: ervices Connected: ggal: nenities: te Influences: atures: //aw Restric: sting Broker(s): oor ain ain ain ain ain ain	Cedar Ridge Electricity,Natural Gas LOT 1, PLAN LMP157 Wheelchair Access Central Location,Cul-c ClthWsh/Dryr/Frdg/Str RE/MAX Colonial Pac Type Living Room Dining Room Kitchen Eating Area Great Room Primary Bedroom Bedroom	746, PART NW1/4, SECTION 36, de-Sac,Private Setting,Recreation ve/DW,Drapes/Window Coverings cific Realty Dimensions 16'6 x 13'11 13' x 9' 14'11 x 13'8 10'7 x 6'4 15'8 x 11'7 15'8 x 11'11 10'7 x 9'2 # Of Rooms:	TOWNSHIP 7, NEW WESTMIN Nearby s,Garage Door Opener,Smoke Floor Main Above Above Above Above	Alarm,Storage Shed Type Laundry Family Room Bedroom Bedroom	7' x 6'6 19' x 13 9'11 x 5 11'4 x 5 # of Pieces	3'4 9'7 8'11 Ensuite?
gmt. Company: pmplex / Subdiv: ervices Connected: egal: nenities: te Influences: eatures: /law Restric: sting Broker(s): por ain ain ain ain ain ain ain ain ain	Cedar Ridge Electricity,Natural Gas LOT 1, PLAN LMP157 Wheelchair Access Central Location,Cul-c ClthWsh/Dryr/Frdg/Str RE/MAX Colonial Pac Type Living Room Dining Room Kitchen Eating Area Great Room Primary Bedroom Bedroom 1,657 sqft 755 sqft	746, PART NW1/4, SECTION 36, de-Sac,Private Setting,Recreation ve/DW,Drapes/Window Coverings cific Realty Dimensions 16'6 x 13'11 13' x 9' 14'11 x 13'8 10'7 x 6'4 15'8 x 11'7 15'8 x 11'7 15'8 x 11'11 10'7 x 9'2 # Of Rooms: # Of Kitchens:	TOWNSHIP 7, NEW WESTMIN Nearby s,Garage Door Opener,Smoke Floor Main Above Above Above 11	Alarm,Storage Shed Type Laundry Family Room Bedroom Bedroom Bedroom	7' x 6'6 19' x 13 9'11 x 9 11'4 x 8 # of Pieces 2	3'4 9'7 8'11 Ensuite? No
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: sting Broker(s): oor ain ain ain ain ain ain ain ain ain ain	Cedar Ridge Electricity,Natural Gass LOT 1, PLAN LMP157 Wheelchair Access Central Location,Cul-c ClthWsh/Dryr/Frdg/St RE/MAX Colonial Pace Type Living Room Dining Room Dining Room Kitchen Eating Area Great Room Primary Bedroom Bedroom 1,657 sqft 755 sqft 0 sqft	746, PART NW1/4, SECTION 36, de-Sac,Private Setting,Recreation ve/DW,Drapes/Window Coverings bific Realty Dimensions 16'6 × 13'11 13' x 9' 14'11 x 13'8 10'7 x 6'4 15'8 x 11'7 15'8 x 11'11 10'7 x 9'2 # Of Rooms: # Of Kitchens: # Of Levels:	TOWNSHIP 7, NEW WESTMIN Nearby s,Garage Door Opener,Smoke S,Garage Door Opener,Smoke Main Above Above Above Above 11 1 2	Alarm,Storage Shed Type Laundry Family Room Bedroom Bedroom Bedroom Bedroom Interferent Main Main	7' x 6'6 19' x 13 9'11 x 3 11'4 x 8 # of Pieces 2 4	3'4 9'7 8'11 Ensuite? No Yes
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: sting Broker(s): oor ain ain ain ain ain ain ain ain ain ain	Cedar Ridge Electricity,Natural Gass LOT 1, PLAN LMP157 Wheelchair Access Central Location,Cul-c ClthWsh/Dryr/Frdg/St RE/MAX Colonial Pace Type Living Room Dining Room Kitchen Eating Area Great Room Primary Bedroom Bedroom 1,657 sqft 755 sqft 0 sqft 0 sqft	746, PART NW1/4, SECTION 36, de-Sac,Private Setting,Recreation ve/DW,Drapes/Window Coverings bific Realty Dimensions 16'6 × 13'11 13' x 9' 14'11 × 13'8 10'7 × 6'4 15'8 × 11'7 15'8 × 11'11 10'7 × 9'2 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	TOWNSHIP 7, NEW WESTMIN Nearby s,Garage Door Opener,Smoke Floor Main Above Above Above 11	Alarm,Storage Shed Type Laundry Family Room Bedroom Bedroom Bedroom	7' x 6'6 19' x 13 9'11 x 9 11'4 x 8 # of Pieces 2	3'4 9'7 8'11 Ensuite? No
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: cylaw Restric: isting Broker(s): loor lain lain lain lain lain lain lain lain	Cedar Ridge Electricity,Natural Gas LOT 1, PLAN LMP157 Wheelchair Access Central Location,Cul-c ClthWsh/Dryr/Frdg/St RE/MAX Colonial Pac Living Room Dining Room Kitchen Eating Area Great Room Primary Bedroom Bedroom 1,657 sqft 755 sqft 0 sqft 0 sqft 2,412 sqft	746, PART NW1/4, SECTION 36, de-Sac,Private Setting,Recreation ve/DW,Drapes/Window Coverings cific Realty Dimensions 16'6 × 13'11 13' × 9' 14'11 × 13'8 10'7 × 6'4 15'8 × 11'7 15'8 × 11'7 15'8 × 11'11 10'7 × 9'2 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	TOWNSHIP 7, NEW WESTMIN Nearby S,Garage Door Opener,Smoke Floor Main Above Above Above 11 1 2 None	Alarm,Storage Shed Type Laundry Family Room Bedroom Bedroom Bedroom Bedroom Interferent Main Main	7' x 6'6 19' x 13 9'11 x 3 11'4 x 8 # of Pieces 2 4	3'4 9'7 8'11 Ensuite? No Yes
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor lain lain lain lain lain lain lain lain	Cedar Ridge Electricity,Natural Gas LOT 1, PLAN LMP157 Wheelchair Access Central Location,Cul-c ClthWsh/Dryr/Frdg/St RE/MAX Colonial Pac Type Living Room Dining Room Dining Room Kitchen Eating Area Great Room Primary Bedroom Bedroom 1,657 sqft 755 sqft 0 sqft 0 sqft	746, PART NW1/4, SECTION 36, de-Sac,Private Setting,Recreation ve/DW,Drapes/Window Coverings bific Realty Dimensions 16'6 × 13'11 13' x 9' 14'11 × 13'8 10'7 × 6'4 15'8 × 11'7 15'8 × 11'11 10'7 × 9'2 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	TOWNSHIP 7, NEW WESTMIN Nearby s,Garage Door Opener,Smoke Garage Door Opener,Smoke Main Above Above Above Above 11 1 2	Alarm,Storage Shed Type Laundry Family Room Bedroom Bedroom Bedroom Bedroom Interferent Main Main	7' x 6'6 19' x 13 9'11 x 3 11'4 x 8 # of Pieces 2 4	3'4 9'7 8'11 Ensuite? No Yes

Welcome to this bright well cared for home in South Langley! Located on a quiet cul-de-sac in the sought after Cedar Ridge neighbourhood, with schools and public transportation close by. This two storey home has four bedrooms, with the primary bedroom on the main floor, and upstairs you have a large family room, which could be another bedroom, while still having enough for a family room. On the main floor you are surrounded by big windows, hard wood floors and a spacious floor plan with a living room, dining room, a big kitchen, eating area and cozy great room. Recently renovated ensuite in the primary bedroom is all wheel chair accessible. On the south facing back yard enjoy growing flowers, bonus comes with sprinkler system and a nice shed. To the side of the home is extra Rv parking.

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