308 19730 56 AVENUE LANGLEY

Langley City, V3A 3X6

Apartment/Condo		Langley City	γ, V3A 3X6			\$404,300 (EF
Depth/Size (ft):		Bedrooms:	1	Approx. Year Buil	t: 2007	,
Frontage (ft):		Bathrooms:	1	Age:	17	
Lot Area:		Full Baths:	1	Zoning:	C1	
Flood Plain:		Half Baths:	0	Gross Taxes:	\$839	10
Rear Yard Exp:	West	Maint. Fee:	326.28	For Tax Year:	2023	-
View:	No	maniti i co.	020.20	P.I.D.:		, 167-283
					v2.	107 200
Style of Home:	1 Storey, Inside Unit		Parking:	Total: 1 - Covered:	1	
Construction:	Frame - Wood		Covered Parking:	1		
Exterior:	Mixed, Vinyl, Wood		Parking Access:	Rear		
Foundation:			Parking:	Garage Underbuild	ding	
Rain Screen:			Locker:	Yes		
Renovations:	Completely		Units in Dev:	- Total Units in Stra	ata: 49	
# of Fireplaces:	0 - Fuel: None		Distance to:			
Water Supply:	City/Municipal		Title to Land:	Freehold Strata		
Fuel/Heating:	Baseboard, Electric		Property Disc:	Yes		
Outdoor Area:	Balcony(s)		PAD Rental:			
Type of Roof:	Asphalt,Other		Fixtures Leased:	No		
Floor Finish:	Laminate,Tile		Fixtures Rmvd:	No		
View: Mgmt. Company:	No NAI Goddard and Smit	ih - 604-534-7974				
		th - 604-534-7974				
Mgmt. Company:	NAI Goddard and Smit					
Mgmt. Company: Complex / Subdiv:	NAI Goddard and Smit Madison Place Electricity,Sanitary Sev STRATA LOT 27, PLAN COMMON PROPERTY	wer,Water N BCS2487, SECTION 3, TOWNSHIP Y IN PROPORTION TO THE UNIT EN	ITITLEMENT OF THE STRAT			NTEREST IN THE
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Almost 700 sf 1 bdrm plus den, 1 full bthrm in the Madison Place complex. Primary has walk thru double closets. Beautifully renovated with modern finishings - quarts counters, s/s appliances, breakfast bar, backsplash, laminate & tile flooring, white shaker cabinets. A/C unit, covered private balcony. 1 parking spot, 1 storage locker. This unit is east facing, looking out the back of the building so not onto 56th. Great opportunity to buy a brand new home! 1 dog (45cm to shoulder) or 1 cat. No smoking building. Close to KPU, schools, shopping, transit, future skytrain. Amenities include a gym, club house, games room. Quick possession available.

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