R2870360 Apartment/Condo

317 27358 32 AVENUE LANGLEY

Aldergrove Langley, V4W 3M5

apartment/condo		Aldergrov	e Langley, V4W 3M5			\$304,000
Depth/Size (ft):		Bedrooms:	2	Approx. Year Bui	lt: 1995	5
Frontage (ft):		Bathrooms:	2	Age:	29	
Lot Area:		Full Baths:	2	Zoning:	RM-	3A
Flood Plain:		Half Baths:	0	Gross Taxes:		54.59
Rear Yard Exp:		Maint. Fee:	528.91	For Tax Year:	2023	
View:	No		020.0.	P.I.D.:		582-681
					-	
Style of Home:	Upper Unit		Parking:	Total: 1 - Covered	: 1	
Construction:	Concrete, Frame - Woo	od	Covered Parking:	1		
Exterior:	Brick,Mixed,Vinyl		Parking Access:	Side		
Foundation:			Parking:	Garage; Undergro	und	
Rain Screen:			Locker:	Yes		
Renovations:			Units in Dev:	42		
# of Fireplaces:	1 - Fuel: Gas - Natural	l	Distance to:			
Water Supply:	City/Municipal		Title to Land:	Freehold Strata		
Fuel/Heating:	Electric,Heat Pump,Na	atural Gas	Property Disc:	Yes		
Outdoor Area:	Balcony(s)		PAD Rental:			
Type of Roof:	Asphalt,Torch-On		Fixtures Leased:	No		
Floor Finish:	Vinyl/Linoleum		Fixtures Rmvd:	No		
Mgmt. Company: Complex / Subdiv:	No Dwell Property Manag WILLOW CREEK EST Electricity.Natural Gas	ATES	/ater			
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	Dwell Property Manag WILLOW CREEK EST Electricity,Natural Gas PL LMS811 LT 65 LD THE UNIT ENTITLEM Air Cond./Central,Club Central Location,Gree Air Conditioning,ClthW	ATES SSanitary Sewer,Storm Sewer,W 36 SEC 20 TWP 13 PART NW 1 IENT OF THE STRATA LOT AS D House,Elevator,In Suite Laundr Inbelt,Private Setting,Shopping N Vsh/Dryr/Frdg/Stve/DW,Drapes/N	I/4, TOGETHER WITH AN INTE SHOWN ON FORM 1 OR V. ry,Storage,Wheelchair Access Jearby,Treed Window Coverings,Garage Door			
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Top Floor, 2 Bedroom, 2 Bath apartment in Willow Creek Estates. Pet friendly building. This unit looks over the trees and walking trails and has complete privacy. New Heat Pump and Central Air Conditioning makes this south facing suite extremely comfortable all year round. The gas fireplace in an open living space is cozy in the winter months too. Plenty of counter space in the Kitchen, second Bedroom is larger than average and a separate Den area for Office or Storage. Primary Bedroom has ensuite Bath and walk in Closet and a separate Balcony. This large, open suite is beautifully decorated and welcoming. One underground secured Parking space and large Storage Locker on same floor for easy access. Come take a look, you won't be disappointed. Building 2. OPEN HOUSE SUN 1 - 3pm



The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.