26984 25 AVENUE LANGLEY

Aldergrove Langley, V4W 3W5

Depth/Size (ft):	145	Bedrooms:	3	Approx. Year Buil	lt: 1993	
Frontage (ft):	70.00	Bathrooms:	2	Age:	31	
Lot Area: (sq.ft.)	10,118.00	Full Baths:	2	Zoning:	R-1D	
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,966.6	64
Rear Yard Exp:	South			For Tax Year:	2023	
View:	No			P.I.D.:	018-389	-678
Style of Home:	1 Storey		Parking:	Total: 8 - Covered:	: 2	
Construction:	Frame - Wood		Covered Parking:	2		
Exterior:	Vinyl		Parking Access:	Front		
Foundation:			Parking:	Garage; Double,O	pen,RV Parking Avai	l.
Rain Screen:			Locker:			
Renovations:			Units in Dev:			
# of Fireplaces:	0 - Fuel:		Distance to:			
Water Supply:	City/Municipal		Title to Land:	Freehold NonStrat	ta	
Fuel/Heating:	Radiant		Property Disc:	Yes		
Outdoor Area:	Fenced Yard		PAD Rental:			
Type of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:	Vinyl/Linoleum		Fixtures Rmvd:	Yes		
View:	No					
View: Mgmt. Company:	No					
	No ALDERGROVE					
Mgmt. Company:	ALDERGROVE Electricity,Natural Gas	s,Sanitary Sewer,Storm Sewer,Wat				
Mgmt. Company: Complex / Subdiv: Services Connected: Legal:	ALDERGROVE Electricity,Natural Gas	,Sanitary Sewer,Storm Sewer,Wat 675, SECTION 19, TOWNSHIP 13		D DISTRICT		
Mgmt. Company: Complex / Subdiv: Services Connected:	ALDERGROVE Electricity,Natural Gas LOT 25, PLAN LMP11	675, SECTION 19, TOWNSHIP 13	3, NEW WESTMINSTER LANI			
Mgmt. Company: Complex / Subdiv: Services Connected: Legal:	ALDERGROVE Electricity,Natural Gas LOT 25, PLAN LMP11 Central Location,Golf	675, SECTION 19, TOWNSHIP 13 Course Nearby, Private Yard, Recre	3, NEW WESTMINSTER LANI ation Nearby,Shopping Nearb	у		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	ALDERGROVE Electricity,Natural Gas LOT 25, PLAN LMP11 Central Location,Golf	675, SECTION 19, TOWNSHIP 13	3, NEW WESTMINSTER LANI ation Nearby,Shopping Nearb	у		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences:	ALDERGROVE Electricity,Natural Gas LOT 25, PLAN LMP11 Central Location,Golf ClthWsh/Dryr/Frdg/St	675, SECTION 19, TOWNSHIP 13 Course Nearby,Private Yard,Recre ve/DW,Microwave,Smoke Alarm,S	3, NEW WESTMINSTER LANI ation Nearby,Shopping Nearb	у		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	ALDERGROVE Electricity,Natural Gas LOT 25, PLAN LMP11 Central Location,Golf	675, SECTION 19, TOWNSHIP 13 Course Nearby,Private Yard,Recre ve/DW,Microwave,Smoke Alarm,S	3, NEW WESTMINSTER LANI ation Nearby,Shopping Nearb	у		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	ALDERGROVE Electricity,Natural Gas LOT 25, PLAN LMP11 Central Location,Golf ClthWsh/Dryr/Frdg/St	675, SECTION 19, TOWNSHIP 13 Course Nearby,Private Yard,Recre ve/DW,Microwave,Smoke Alarm,S	3, NEW WESTMINSTER LANI ation Nearby,Shopping Nearb	у	Dimensior	15
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	ALDERGROVE Electricity,Natural Gas LOT 25, PLAN LMP11 Central Location,Golf ClthWsh/Dryr/Frdg/St Royal LePage - Wolste	675, SECTION 19, TOWNSHIP 13 Course Nearby,Private Yard,Recre ve/DW,Microwave,Smoke Alarm,S encroft	3, NEW WESTMINSTER LANI ation Nearby,Shopping Nearb corage Shed,Vacuum - Built In	y ,Vaulted Ceiling	Dimensior 11'11 x 11'	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	ALDERGROVE Electricity,Natural Gas LOT 25, PLAN LMP11 Central Location,Golf ClthWsh/Dryr/Frdg/St Royal LePage - Wolste	675, SECTION 19, TOWNSHIP 13 Course Nearby,Private Yard,Recre ve/DW,Microwave,Smoke Alarm,S encroft Dimensions	3, NEW WESTMINSTER LANI ation Nearby,Shopping Nearb orage Shed,Vacuum - Built In Floor	y ,Vaulted Ceiling Type		5
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main	ALDERGROVE Electricity,Natural Gas LOT 25, PLAN LMP11 Central Location,Golf ClthWsh/Dryr/Frdg/St Royal LePage - Wolste Type Foyer	675, SECTION 19, TOWNSHIP 13 Course Nearby,Private Yard,Recre ve/DW,Microwave,Smoke Alarm,S encroft Dimensions 8'2 x 8'4	3, NEW WESTMINSTER LANI ation Nearby,Shopping Nearb torage Shed,Vacuum - Built In Floor Main	y ,Vaulted Ceiling Type Bedroom	11'11 x 11'	5
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	ALDERGROVE Electricity,Natural Gas LOT 25, PLAN LMP11 Central Location,Golf ClthWsh/Dryr/Frdg/St Royal LePage - Wolste Type Foyer Kitchen	675, SECTION 19, TOWNSHIP 13 Course Nearby,Private Yard,Recre ve/DW,Microwave,Smoke Alarm,S encroft Dimensions 8'2 x 8'4 11'10 x 10'2	3, NEW WESTMINSTER LANI ation Nearby,Shopping Nearb corage Shed,Vacuum - Built In Floor Main Main	y ,Vaulted Ceiling Type Bedroom Bedroom	11'11 x 11' 14'1 x 11'3	5
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	ALDERGROVE Electricity,Natural Gas LOT 25, PLAN LMP11 Central Location,Golf ClthWsh/Dryr/Frdg/St Royal LePage - Wolste Type Foyer Kitchen Family Room	675, SECTION 19, TOWNSHIP 13 Course Nearby,Private Yard,Recre ve/DW,Microwave,Smoke Alarm,S encroft Dimensions 8'2 x 8'4 11'10 x 10'2 14'6 x 12'5	3, NEW WESTMINSTER LANI ation Nearby,Shopping Nearb corage Shed,Vacuum - Built In Floor Main Main Main	y ,Vaulted Ceiling Type Bedroom Bedroom Laundry	11'11 x 11' 14'1 x 11'3 16'1 x 8'3	5
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	ALDERGROVE Electricity,Natural Gas LOT 25, PLAN LMP11 Central Location,Golf ClthWsh/Dryr/Frdg/St Royal LePage - Wolste Type Foyer Kitchen Family Room Living Room	675, SECTION 19, TOWNSHIP 13 Course Nearby,Private Yard,Recre ve/DW,Microwave,Smoke Alarm,S encroft Dimensions 8'2 x 8'4 11'10 x 10'2 14'6 x 12'5 16'1 x 12'6	3, NEW WESTMINSTER LANI ation Nearby,Shopping Nearb corage Shed,Vacuum - Built In Floor Main Main Main	y ,Vaulted Ceiling Type Bedroom Bedroom Laundry	11'11 x 11' 14'1 x 11'3 16'1 x 8'3	5
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main	ALDERGROVE Electricity,Natural Gas LOT 25, PLAN LMP11 Central Location,Golf ClthWsh/Dryr/Frdg/St Royal LePage - Wolste Type Foyer Kitchen Family Room Living Room Dining Room	675, SECTION 19, TOWNSHIP 13 Course Nearby,Private Yard,Recre ve/DW,Microwave,Smoke Alarm,S encroft Dimensions 8'2 x 8'4 11'10 x 10'2 14'6 x 12'5 16'1 x 12'6 16'1 x 15'11	3, NEW WESTMINSTER LANI ation Nearby,Shopping Nearb corage Shed,Vacuum - Built In Floor Main Main Main	y ,Vaulted Ceiling Type Bedroom Bedroom Laundry	11'11 x 11' 14'1 x 11'3 16'1 x 8'3	5
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main	ALDERGROVE Electricity,Natural Gas LOT 25, PLAN LMP11 Central Location,Golf ClthWsh/Dryr/Frdg/St Royal LePage - Wolste Foyer Kitchen Family Room Living Room Dining Room Primary Bedroom	675, SECTION 19, TOWNSHIP 13 Course Nearby,Private Yard,Recre ve/DW,Microwave,Smoke Alarm,S encroft Dimensions 8'2 x 8'4 11'10 x 10'2 14'6 x 12'5 16'1 x 12'6 16'1 x 12'6 16'1 x 15'11 12'3 x 15'9	3, NEW WESTMINSTER LANI ation Nearby,Shopping Nearb corage Shed,Vacuum - Built In Floor Main Main Main	y ,Vaulted Ceiling Type Bedroom Bedroom Laundry	11'11 x 11' 14'1 x 11'3 16'1 x 8'3 13'10 x 9'4	5
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main):	ALDERGROVE Electricity,Natural Gas LOT 25, PLAN LMP11 Central Location,Golf ClthWsh/Dryr/Frdg/St Royal LePage - Wolste Type Foyer Kitchen Family Room Living Room Dining Room Primary Bedroom Walk-In Closet	675, SECTION 19, TOWNSHIP 13 Course Nearby,Private Yard,Recre ve/DW,Microwave,Smoke Alarm,S encroft Dimensions 8'2 x 8'4 11'10 x 10'2 14'6 x 12'5 16'1 x 12'6 16'1 x 15'11 12'3 x 15'9 5'3 x 7'1	3, NEW WESTMINSTER LANI ation Nearby,Shopping Nearb torage Shed,Vacuum - Built In Bion Main Main Main Main Main	y ,Vaulted Ceiling Type Bedroom Bedroom Laundry Solarium	11'11 x 11' 14'1 x 11'3 16'1 x 8'3 13'10 x 9'4 # of Pieces	5
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main State State S	ALDERGROVE Electricity,Natural Gas LOT 25, PLAN LMP11 Central Location,Golf ClthWsh/Dryr/Frdg/St Royal LePage - Wolste Type Foyer Kitchen Family Room Living Room Dining Room Primary Bedroom Walk-In Closet	675, SECTION 19, TOWNSHIP 13 Course Nearby,Private Yard,Recre ve/DW,Microwave,Smoke Alarm,S encroft Dimensions 8'2 x 8'4 11'10 x 10'2 14'6 x 12'5 16'1 x 12'5 16'1 x 12'6 16'1 x 15'11 12'3 x 15'9 5'3 x 7'1 # Of Rooms:	8, NEW WESTMINSTER LANI ation Nearby,Shopping Nearb torage Shed,Vacuum - Built In Floor Main Main Main Main Main	y ,Vaulted Ceiling Type Bedroom Bedroom Laundry Solarium Bathroom Floor	11'11 x 11' 14'1 x 11'3 16'1 x 8'3 13'10 x 9'4 # of Pieces E 4 N	5 Ensuite?
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Services Floor (Main): Finished Floor (Main): Finished Floor (Below):	ALDERGROVE Electricity,Natural Gas LOT 25, PLAN LMP11 Central Location,Golf ClthWsh/Dryr/Frdg/St Royal LePage - Wolste Type Foyer Kitchen Family Room Living Room Dining Room Primary Bedroom Walk-In Closet	675, SECTION 19, TOWNSHIP 13 Course Nearby,Private Yard,Recre ve/DW,Microwave,Smoke Alarm,S encroft Dimensions 8'2 x 8'4 11'10 x 10'2 14'6 x 12'5 16'1 x 12'5 16'1 x 12'6 16'1 x 15'11 12'3 x 15'9 5'3 x 7'1 # Of Rooms: # Of Kitchens:	8, NEW WESTMINSTER LANI eation Nearby,Shopping Nearb corage Shed,Vacuum - Built In Floor Main Main Main Main 11 1	y ,Vaulted Ceiling Type Bedroom Bedroom Laundry Solarium Bathroom Floor Main	11'11 x 11' 14'1 x 11'3 16'1 x 8'3 13'10 x 9'4 # of Pieces E 4 N	5 Ensuite? No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Services Floor (Main): Finished Floor (Main): Finished Floor (Below): Finished Floor (Below):	ALDERGROVE Electricity,Natural Gas LOT 25, PLAN LMP11 Central Location,Golf ClthWsh/Dryr/Frdg/St Royal LePage - Wolste Foyer Kitchen Family Room Living Room Dining Room Primary Bedroom Walk-In Closet	675, SECTION 19, TOWNSHIP 13 Course Nearby,Private Yard,Recre ve/DW,Microwave,Smoke Alarm,S encroft Dimensions 8'2 x 8'4 11'10 x 10'2 14'6 x 12'5 16'1 x 12'5 16'1 x 12'6 16'1 x 15'11 12'3 x 15'9 5'3 x 7'1 # Of Rooms: # Of Kitchens: # Of Levels:	8, NEW WESTMINSTER LANI eation Nearby,Shopping Nearb corage Shed,Vacuum - Built In Floor Main Main Main Main 11 1	y ,Vaulted Ceiling Type Bedroom Bedroom Laundry Solarium Bathroom Floor Main	11'11 x 11' 14'1 x 11'3 16'1 x 8'3 13'10 x 9'4 # of Pieces E 4 N	5 Ensuite? No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main	ALDERGROVE Electricity,Natural Gas LOT 25, PLAN LMP11 Central Location,Golf ClthWsh/Dryr/Frdg/St Royal LePage - Wolste Foyer Kitchen Family Room Living Room Dining Room Primary Bedroom Walk-In Closet	675, SECTION 19, TOWNSHIP 13 Course Nearby,Private Yard,Recre ve/DW,Microwave,Smoke Alarm,S encroft Dimensions 8'2 x 8'4 11'10 x 10'2 14'6 x 12'5 16'1 x 12'5 16'1 x 12'5 16'1 x 15'11 12'3 x 15'9 5'3 x 7'1 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	8, NEW WESTMINSTER LANI eation Nearby,Shopping Nearb corage Shed,Vacuum - Built In Floor Main Main Main Main 11 1	y ,Vaulted Ceiling Type Bedroom Bedroom Laundry Solarium Bathroom Floor Main	11'11 x 11' 14'1 x 11'3 16'1 x 8'3 13'10 x 9'4 # of Pieces E 4 N	5 Ensuite? No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	ALDERGROVE Electricity,Natural Gas LOT 25, PLAN LMP11 Central Location,Golf ClthWsh/Dryr/Frdg/St Royal LePage - Wolste Foyer Kitchen Family Room Living Room Dining Room Primary Bedroom Walk-In Closet 1,985 sqft 0 sqft 0 sqft 1,985 sqft	675, SECTION 19, TOWNSHIP 13 Course Nearby,Private Yard,Recre ve/DW,Microwave,Smoke Alarm,S encroft Dimensions 8'2 x 8'4 11'10 x 10'2 14'6 x 12'5 16'1 x 12'5 16'1 x 12'5 16'1 x 12'5 16'1 x 15'11 12'3 x 15'9 5'3 x 7'1 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	8, NEW WESTMINSTER LANI eation Nearby,Shopping Nearb corage Shed,Vacuum - Built In Floor Main Main Main Main 1 1 1 None	y ,Vaulted Ceiling Type Bedroom Bedroom Laundry Solarium Bathroom Floor Main	11'11 x 11' 14'1 x 11'3 16'1 x 8'3 13'10 x 9'4 # of Pieces E 4 N	5 Ensuite? No

10,000+ sq ft lot! WELCOME HOME to this fully renovated RANCHER with sunny SOUTH facing backyard. This spacious, open layout with radiant heat and vinyl plank flooring boasts large, spacious rooms with lots of window and a skylight in the foyer and kitchen for added light. Located on a quiet street, the property features a large driveway plus bonus RV parking and a shed in the meticulous backyard with garden beds. Features in the home include beautiful moldings, vaulted ceiling, wide hallways, bay windows, a hot water tank that is only 4 years old and a 4 year old roof. This beautiful home is move in ready with nothing to do, but enjoy! Call today and make this house your new home!

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