## 27026 27B AVENUE LANGLEY

Aldergrove Langley, V4W 3E5

Frontage (ft):50.00Bathrooms:4Age:31	
Frontage (ft): 50.00 Bathrooms: 4 Age: 31	93
	1B
Flood Plain: Yes Half Baths: 0 Gross Taxes: \$5	,529.53
	23
•	8-103-596
Style of Home: Basement Entry Parking: Total: 4 - Covered: 2	
Construction: Frame - Wood Covered Parking: 2	
Exterior: Vinyl Parking Access: Front	
Foundation: Parking: Garage; Double, RV Parking Avail	l.
Rain Screen: Locker:	
Renovations: Partly Units in Dev:	
# of Fireplaces: 1 - Fuel: Natural Gas Distance to:	
Water Supply:     City/Municipal     Title to Land:     Freehold NonStrata	
Fuel/Heating:     Forced Air,Natural Gas     Property Disc:     Yes	
Outdoor Area:     Balcny(s) Patio(s) Dck(s), Fenced Yard     PAD Rental:	
Type of Roof: Asphalt Fixtures Leased: No	
Floor Finish: Laminate,Tile,Vinyl/Linoleum,Carpet Fixtures Rmvd: No	
Complex / Subdiv:     Services Connected:   Electricity,Natural Gas,Sanitary Sewer,Water     Legal:   LOT 23 SECTION 19 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN LMP8849     Amenities:   Garden     Cite Influences:   Carden	
Site Influences: Central Location   Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Hot Tub Spa/Swirlpool,Storage Shed   Bylaw Restric: Isiting Broker(s):   Royal LePage - Wolstencroft	
Features:     ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Hot Tub Spa/Swirlpool,Storage Shed       Bylaw Restric:     ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Hot Tub Spa/Swirlpool,Storage Shed	
Features:   ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Hot Tub Spa/Swirlpool,Storage Shed     Bylaw Restric:   Bylaw LePage - Wolstencroft     Floor   Type   Dimensions   Floor   Type   Dimensions   Floor   Type	Dimensions
Features:   ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Hot Tub Spa/Swirlpool,Storage Shed     Bylaw Restric:   Royal LePage - Wolstencroft     Floor   Type   Dimensions   Floor   Type   Dimensions   Floor   Type   Dimensions   Floor   Type   Dimensions   Floor   Type   Main   Dining Room   11'5 x 8'5   Main   Bedroom	9'9 x 14'6
Features:   ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Hot Tub Spa/Swirlpool,Storage Shed     Bylaw Restric:   Royal LePage - Wolstencroft     Floor   Type   Dimensions   Floor   Type   Dimensions   Floor   Type   Dimensions   Basmt   Floor   11'5 x 8'5   Main   Bedroom     Bsmt   Office   9'1 x 13'5   Main   Kitchen   10'0 x 11'0   Bsmt   Bedroom	9'9 x 14'6 9'11 x 9'6
Features:   ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Hot Tub Spa/Swirlpool,Storage Shed     Bylaw Restric:   Royal LePage - Wolstencroft     Floor   Type   Dimensions   Floor   Type   Dimensions   Floor   Type     Bsmt   Foyer   6'4 x 9'0   Main   Dining Room   11'5 x 8'5   Main   Bedroom     Bsmt   Office   9'1 x 13'5   Main   Kitchen   10'0 x 11'0   Bsmt   Bedroom     Bsmt   Laundry   7'3 x 8'3   Main   Family Room   11'11 x 16'3   Bsmt   Primary Bedroop	9'9 x 14'6 9'11 x 9'6
Features:   ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Hot Tub Spa/Swirlpool,Storage Shed     Bylaw Restric:   Royal LePage - Wolstencroft     Floor   Type   Dimensions   Floor   Type   Dimensions   Floor   Type     Bsmt   Foyer   6'4 x 9'0   Main   Dining Room   11'5 x 8'5   Main   Bedroom     Bsmt   Office   9'1 x 13'5   Main   Kitchen   10'0 x 11'0   Bsmt   Bedroom     Bsmt   Laundry   7'3 x 8'3   Main   Family Room   11'11 x 16'3   Bsmt   Kitchen     Main   Living Room   15'9 x 13'5   Main   Eating Area   7'9 x 10'6   Bsmt   Kitchen	9'9 x 14'6 9'11 x 9'6
Features:   ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Hot Tub Spa/Swirlpool,Storage Shed     Bylaw Restric:   Royal LePage - Wolstencroft     Floor   Type   Dimensions   Floor   Type   Dimensions   Floor   Type     Bsmt   Foyer   6'4 x 9'0   Main   Dining Room   11'5 x 8'5   Main   Bedroom     Bsmt   Office   9'1 x 13'5   Main   Kitchen   10'0 x 11'0   Bsmt   Bedroom     Bsmt   Laundry   7'3 x 8'3   Main   Eating Area   7'9 x 10'6   Bsmt   Kitchen     Main   Primary Bedroom   Main   Primary Bedroom   11'8 x 16'3   Bsmt   Kitchen	9'9 x 14'6 9'11 x 9'6 m 12'11 x 9'11
Features:   ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Hot Tub Spa/Swirlpool,Storage Shed     Bylaw Restric:   Royal LePage - Wolstencroft     Floor   Type   Dimensions   Floor   Type   Dimensions   Floor   Type     Bsmt   Foyer   6'4 x 9'0   Main   Dining Room   11'5 x 8'5   Main   Bedroom     Bsmt   Office   9'1 x 13'5   Main   Kitchen   10'0 x 11'0   Bsmt   Bedroom     Bsmt   Laundry   7'3 x 8'3   Main   Family Room   11'11 x 16'3   Bsmt   Kitchen     Main   Living Room   15'9 x 13'5   Main   Eating Area   7'9 x 10'6   Bsmt   Kitchen	9'9 x 14'6 9'11 x 9'6 m 12'11 x 9'11
Features:   ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Hot Tub Spa/Swirlpool,Storage Shed     Bylaw Restric:   Royal LePage - Wolstencroft     Floor   Type   Dimensions   Floor   Type   Dimensions   Floor   Type     Bsmt   Foyer   6'4 x 9'0   Main   Dining Room   11'5 x 8'5   Main   Bedroom     Bsmt   Office   9'1 x 13'5   Main   Kitchen   10'0 x 11'0   Bsmt   Bedroom     Bsmt   Laundry   7'3 x 8'3   Main   Family Room   11'11 x 16'3   Bsmt   Primary Bedroo     Main   Eating Area   7'9 x 10'6   Bsmt   Kitchen	9'9 x 14'6 9'11 x 9'6 m 12'11 x 9'11
Features:   ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Hot Tub Spa/Swirlpool,Storage Shed     Bylaw Restric:   Notal LePage - Wolstencroft     Floor   Type   Dimensions   Floor   Type   Dimensions   Floor   Type     Bsmt   Foyer   6'4 x 9'0   Main   Dining Room   11'5 x 8'5   Main   Bedroom     Bsmt   Office   9'1 x 13'5   Main   Kitchen   10'0 x 11'0   Bsmt   Bedroom     Main   Laundry   7'3 x 8'3   Main   Eating Area   7'9 x 10'6   Bsmt   Bsmt   Eating Area   7'9 x 10'6   Bsmt   Kitchen     Main   Primary Bedroom   Main   Primary Bedroom   11'8 x 16'3   Bsmt   Kitchen     Main   Bedroom   9'9 x 14'7   Main   Bedroom   Bsmt   Kitchen	9'9 x 14'6 9'11 x 9'6 m 12'11 x 9'11
Features:   ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Hot Tub Spa/Swirlpool,Storage Shed     Bylaw Restric:   Royal LePage - Wolstencroft     Floor   Type   Dimensions   Floor   Type   Dimensions     Bsmt   Foyer   6'4 x 9'0   Main   Dining Room   11'5 x 8'5   Main   Bedroom     Bsmt   Office   9'1 x 13'5   Main   Kitchen   10'0 x 11'0   Bsmt   Bedroom     Bsmt   Laundry   7'3 x 8'3   Main   Family Room   11'11 x 16'3   Bsmt   Primary Bedroom     Main   Living Room   15'9 x 13'5   Main   Eating Area   7'9 x 10'6   Bsmt   Kitchen     Main   Dedroom   9'9 x 14'7   Main   Bedroom   9'9 x 14'7     Finished Floor (Main):   1,570 sqft   # Of Rooms:   17   Bathroom Floor # of Pieces	9'9 x 14'6 9'11 x 9'6 m 12'11 x 9'11 9'6 x 11'2
Features:   ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Hot Tub Spa/Swirlpool,Storage Shed     Bylaw Restric:   Royal LePage - Wolstencroft     Floor   Type   Dimensions   Floor   Type   Main   Dimensions   Floor   Type     Bsmt   Foyer   6'4 x 9'0   Main   Dining Room   11'5 x 8'5   Main   Bedroom     Bsmt   Office   9'1 x 13'5   Main   Family Room   11'1 1'1 x 16'3   Bsmt   Bedroom     Main   Laundry   7'3 x 8'3   Main   Eating Area   7'9 x 10'6   Bsmt   Kitchen     Main   Primary Bedroom   Main   Primary Bedroom   11'8 x 16'3   Bsmt   Kitchen     Finished Floor (Main):   1,570 sqft   # Of Rooms:   17   Bathroom Floor   # of Pieces     Finished Floor (Above):   0 sqft   # Of Ritchens:   2   Bsmt   3	9'9 x 14'6 9'11 x 9'6 m 12'11 x 9'11 9'6 x 11'2 Ensuite? No
Features:   ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Hot Tub Spa/Swirlpool,Storage Shed     Bylaw Restric:   Royal LePage - Wolstencroft     Floor   Type   Dimensions   Floor   Type   Dimensions   Floor   Type     Bsmt   Foyer   6'4 x 9'0   Main   Dining Room   11'5 x 8'5   Main   Bedroom     Bsmt   Office   9'1 x 13'5   Main   Family Room   11'11 x 16'3   Bsmt   Bedroom     Main   Laundry   7'3 x 8'3   Main   Eating Area   7'9 x 10'6   Bsmt   Kitchen     Finished Floor (Main):   1,570 sqft   # Of Rooms:   17   Bathroom Floor   # of Pieces     Finished Floor (Below):   0 sqft   # Of Rooms:   2   3   Main   4	9'9 x 14'6 9'11 x 9'6 m 12'11 x 9'11 9'6 x 11'2 Ensuite? No Yes
Features: Bylaw Restric: Listing Broker(s):   ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Hot Tub Spa/Swirlpool,Storage Shed     Bylaw Restric: Listing Broker(s):   Royal LePage - Wolstencroft     Floor   Type   Dimensions   Floor   Type   Dimensions   Floor   Type   Main   Bestore   Bit State   State   Floor   Type   Main   Main   Bestore   Bestore   Bestore   Bestore   Bestore   Bestore   Bestore   State   Primary Bedroom     Bsmt   Laundry   7'3 x 8'3   Main   Family Room   11'1'1 x 16'3   Bestore	9'9 x 14'6 9'11 x 9'6 m 12'11 x 9'11 9'6 x 11'2 Ensuite? No
Features: Bylaw Restric: Listing Broker(s):   ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Hot Tub Spa/Swirlpool,Storage Shed     Bylaw Restric: Listing Broker(s):   Royal LePage - Wolstencroft     Floor   Type   Dimensions   Floor   Type   Dimensions   Floor   Type   Main   Dimensions   Binning Room   11'5 x 8'5   Main   Bedroom     Bsmt   Office   9'1 x 13'5   Main   Kitchen   10'0 x 11'0   Bsmt   Bedroom     Bsmt   Laundry   7'3 x 8'3   Main   Eating Area   7'9 x 10'6   Bsmt   Bent   Primary Bedroom     Main   Diving Room   1.5'9 x 13'5   # Of Rooms:   5'1 x 5'3   Bsmt   Eathroom Floor   # of Pieces     Finished Floor (Main):   1,570 sqft   # Of Rooms:   17'   Bathroom Floor   # of Pieces     Finished Floor (Below):   1,611 sqft   # Of Levels:   2   Main   4     Finished Floor (Total):   0 sqft   Suite:   Unauthorized Suite   Bsmt   3	9'9 x 14'6 9'11 x 9'6 m 12'11 x 9'11 9'6 x 11'2 Ensuite? No Yes
Features: Bylaw Restric: Listing Broker(s):   ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Hot Tub Spa/Swirlpool,Storage Shed Bylaw Restric: Listing Broker(s):   Floar   Type   Dimensions   Floar   Type   Main   Bedroom   Bedroom   Besmt   Besmt   Besmt   Besmt   Besmt   Besmt   Besmt <th< th=""><td>9'9 x 14'6 9'11 x 9'6 m 12'11 x 9'11 9'6 x 11'2 Ensuite? No Yes</td></th<>	9'9 x 14'6 9'11 x 9'6 m 12'11 x 9'11 9'6 x 11'2 Ensuite? No Yes
Features: Bylaw Restric: Listing Broker(s):   ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Hot Tub Spa/Swirlpool,Storage Shed     Floor   Type   Dimensions   Floor   Type   Dimensions   Floor   Type   Main   Bining Room   11'5 x 8'5   Main   Bedroom     Bsmt   Office   9'1 x 13'5   Main   Kitchen   10'0 x 11'0   Bsmt   Bedroom     Bsmt   Laundry   7'3 x 8'3   Main   Family Room   11'1 x 16'3   Bsmt   Bent   Primary Bedroom     Main   Living Room   15'9 x 13'5   Main   Eating Area   7'9 x 10'6   Bsmt   Kitchen     Finished Floor (Main):   1,570 sqft   # Of Rooms:   17   Bathroom Floor   # of Pieces     Finished Floor (Below):   1,611 sqft   # Of Levels:   2   Main   4     Finished Floor (Total):   0 sqft   # of Levels:   2   Main   4     Finished Floor (Total):   0 sqft   Suite:   Unauthorized Suite   Bsmt   3	9'9 x 14'6 9'11 x 9'6 m 12'11 x 9'11 9'6 x 11'2 Ensuite? No Yes

Spacious and modern family home with an in-law suite in Aldergrove. This 2731 sq. ft. property boasts 5 large bedrooms, 4 full bathrooms, and features granite countertops in the kitchen. Recently updated with new ceiling paint, retaining wall, and ceiling fans, as well as new waterproof laminate flooring and fresh paint throughout. Enjoy the beautifully landscaped front and backyard, complete with two sheds and an Artic Spa Hudson swim spa. Other updates include hot water on demand, a new furnace, and upgraded appliances. Conveniently located near schools, parks, and a recreation centre. This home offers both comfort and style for a growing family.

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