



Presented by:  
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Active

R2643969

Board: F

House/Single Family

26670 32 AVENUE

Langley

Aldergrove Langley

V4W 3N8

Residential Detached

\$1,380,000 (LP)

(SP)

Sold Date:

Meas. Type: **Feet**

Frontage(feet): **0.00**

Frontage(metres):

Depth / Size:

Lot Area (sq.ft.): **6,151.00**

Lot Area (acres): **0.14**

Flood Plain:

View: **No :**

Complex/Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

If new, GST/HST inc?:**No**

Bedrooms: **5**

Bathrooms: **4**

Full Baths: **3**

Half Baths: **1**

Rear Yard Exp: **East**

P.I.D.: **001-521-209**

Original Price: **\$1,380,000**

Approx. Year Built: **1976**

Age: **46**

Zoning: **R-2**

Gross Taxes: **\$3,995.36**

For Tax Year: **2021**

Tax Inc. Utilities?: **Yes**

Tour:

Style of Home: **2 Storey, Split Entry**

Construction: **Frame - Wood**

Exterior: **Mixed**

Foundation: **Concrete Perimeter**

Renovations:

# of Fireplaces:**2** R.I. Fireplaces:

Fireplace Fuel: **Electric, Wood**

Fuel/Heating: **Forced Air, Natural Gas**

Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**

Type of Roof: **Asphalt**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **7** Covered Parking: **1** Parking Access: **Front**

Parking: **Garage; Single, Open**

Driveway Finish: **Asphalt, Concrete**

Dist. to Public Transit: **Close** Dist. to School Bus: **Close**

Title to Land: **Freehold Strata** Land Lease Expiry Year:

Property Disc.: **Yes**

Fixtures Leased: **No :**

Fixtures Rmvd: **:**

Floor Finish: **Mixed**

Legal: **STRATA LOT 2, PLAN NWS742, SECTION 19, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Garden, In Suite Laundry, Storage**

Site Influences: **Central Location, Cul-de-Sac, Private Yard, Recreation Nearby, Shopping Nearby, Treed**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Storage Shed**

Finished Floor (Main):	<b>1,181</b>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	<b>0</b>	<b>Main</b>	<b>Foyer</b>	<b>6'6 x3'6</b>	<b>Below</b>	<b>Recreation Room</b>	<b>11'0 x 8'5</b>	Floor #Pcs
Finished Floor (AbvMain2):	<b>0</b>	<b>Main</b>	<b>Living Room</b>	<b>14'0 x16'11</b>			<b>x</b>	<b>Main 2</b>
Finished Floor (Below):	<b>0</b>	<b>Main</b>	<b>Dining Room</b>	<b>10'0 x9'7</b>			<b>x</b>	<b>Main 5</b>
Finished Floor (Basement):	<b>1,147</b>	<b>Main</b>	<b>Kitchen</b>	<b>11'8 x9'7</b>			<b>x</b>	<b>Bsmt 4</b>
Finished Floor (Total):	<b>2,328sq. ft.</b>	<b>Main</b>	<b>Master Bedroom</b>	<b>11'0 x13'0</b>			<b>x</b>	<b>Bsmt 3</b>
Unfinished Floor:	<b>0</b>	<b>Main</b>	<b>Bedroom</b>	<b>10'0 x12'0</b>			<b>x</b>	
Grand Total:	<b>2,328sq. ft.</b>	<b>Main</b>	<b>Bedroom</b>	<b>8'11 x9'7</b>			<b>x</b>	
Flr Area (Det'd 2nd Res):	<b>sq. ft.</b>	<b>Below</b>	<b>Living Room</b>	<b>13'11 x15'4</b>			<b>x</b>	
Suite: <b>Other, Unauthorized Suite</b>		<b>Below</b>	<b>Kitchen</b>	<b>8'10 x9'5</b>			<b>x</b>	
Basement: <b>Fully Finished, Separate Entry</b>		<b>Below</b>	<b>Bedroom</b>	<b>9'11 x12'3</b>			<b>x</b>	
		<b>Below</b>	<b>Bedroom</b>	<b>7'9 x9'1</b>			<b>x</b>	
		<b>Below</b>	<b>Laundry</b>	<b>13'1 x5'8</b>			<b>x</b>	
		<b>Below</b>	<b>Bar Room</b>	<b>11'0 x8'5</b>			<b>x</b>	

Crawl/Bsmt. Height: # of Levels: **2**

# of Kitchens: **2** # of Rooms: **14**

Manuf Type: MHR#: ByLaw Restrictions: **No Restrictions**

Registered in MHR?: CSA/BCE: PAD Rental: Maint. Fee: **\$0.00**

Listing Broker(s): **Keller Williams Elite Realty**

**INVESTOR ALERT! Celebrating a CASH FLOW DREAMER perfect for long term holding in desirable area with so much room for maturity... INCOME! Generate up to \$5200/month with reliable FIXED TERM tenancy in place.. Call your agent for full details today before viewing. Property boasts large 6151ft lot and solid 5 bedroom mature 2328ft split level home with unique layout. BONUS - roof and hot water tank less than 5 years old. Fully fenced private backyard. Loads of PARKING for cars, RV's & toys - whatever you need. GREAT location, extremely private w/laneway access off 32nd! TOO GOOD TO BE TRUE - won't last!**

RED Full Public

1 Page

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This is not intended to cause or induce a breach of an existing agency agreement.

MRTKrealtors.com



26670 32 Avenue,  
Langley, B.C.

Main Floor:	1,181 sq.ft.
Lower Floor:	1,147 sq.ft.
Total:	2,328 sq.ft.
Auxiliary Area	
Garage:	279 sq.ft.
Patio:	128 sq.ft.
Deck:	128 sq.ft.
Storage:	70 sq.ft.
Laundry:	82 sq.ft.

