

216-19939 55A STREET

MADISON CROSSING

1 BEDROOM | 1 BATHROOM | LIVING AREA: 720 SQFT



This spacious 1 bedroom plus den unit in MADISON CROSSING has all the fine features for INVESTORS! Featuring A/C, laminate flooring throughout the living room, dining room and maple kitchen with granite counters and stainless steel appliances. The den is large enough to be used as a SECOND bedroom! Centrally located near a convenient location! FULLY RENTABLE! \$10,000 credit to buyer for reno/repairs. Seller will want to rent back the unit for a minimum of 6 months from completion and will PAY IN ADVANCED at a rate of \$1,800/mo.



604-533-3491
elevationrealestate.ca

elevation
RE/MAX TREELAND REALTY

JOEL & TYLER SCHACTER
PERSONAL REAL ESTATE CORPORATION

Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage

WALK SCORE

63

Somewhat Walkable
Some errands can be accomplished on foot

62

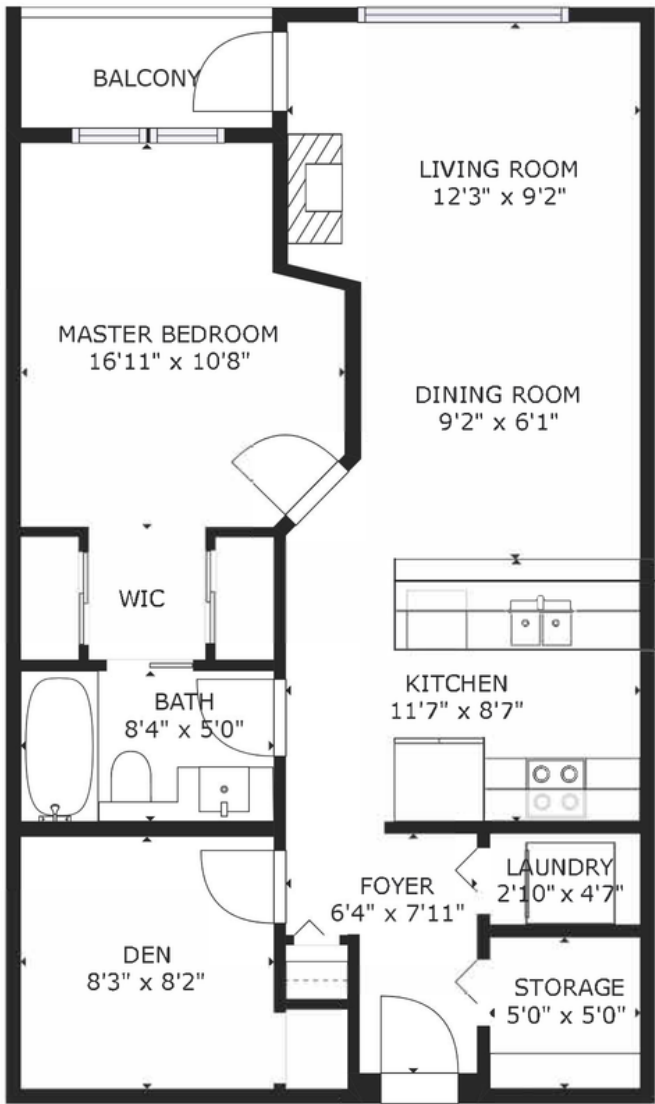
Good Transit
Many nearby public transportation options

75

Very Bikeable
Biking is convenient for most trips

SCHOOL CATCHMENT

- Nicomekl Elementary**
20050 53 Avenue
Langley, BC V3A 3T9
(604) 533-1468
- H.D. Stafford Middle School**
20441 Grade Crescent,
Langley, BC V3A 4J8
(604) 534-9285
- Langley Secondary**
21405 56 Avenue
Langley, BC V2Y 2N1
(604) 534-4171



FLOOR 1



Active
R2595271
 Board: F
 Apartment/Condo

216 19939 55A AVENUE

Langley
 Langley City
 V3A 3X4

Residential Attached
\$350,000 (LP)



Sold Date:
 Meas. Type:
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00**
 Flood Plain:
 Council Apprv?:
 Exposure:
 If new, GST/HST inc?:
 Mgmt. Co's Name: **NAI Goddard**
 Mgmt. Co's Phone: **604-534-7974**
 View: **No :**
 Complex / Subdiv: **Madison Crossing**
 Services Connected: **Community, Electricity, Sanitary Sewer, Storm Sewer, Water**

Frontage (feet):
 Frontage (metres):
 Bedrooms: **1**
 Bathrooms: **1**
 Full Baths: **1**
 Half Baths: **0**
 Maint. Fee: **\$251.00**

Original Price: **\$350,000**
 Approx. Year Built: **2010**
 Age: **11**
 Zoning: **MF**
 Gross Taxes: **\$1,324.61**
 For Tax Year: **2020**
 Tax Inc. Utilities?: **No**
 P.I.D.: **028-209-796**

Style of Home: **1 Storey, Inside Unit**
 Construction: **Frame - Metal**
 Exterior: **Stone, Vinyl, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 Parking: **Garage; Underground**
 Locker:
 Dist. to School Bus:
 Total Units in Strata:

Property Disc.: **Yes**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Snow removal**
 Legal: **LOT 29 SECTION 3 TOWNSHIP 8 NEW WEST DISTRICT PLAN BCS3809**

Amenities: **Air Cond./Central, Bike Room, Elevator, Exercise Centre, Garden, In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Security System, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'2 x 8'4			x			x
Main	Living Room	11'8 x 10'			x			x
Main	Dining Room	9'3 x 8'			x			x
Main	Master Bedroom	12'8 x 10'9			x			x
Main	Den	8'4 x 8'2			x			x
Main	Storage	5' x 5'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	720	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2			No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats: Yes	Dogs: Yes	3			No	Pool:
Finished Floor (Total):	720 sq. ft.	# or % of Rentals Allowed:			4			No	Garage Sz:
		Bylaws: Pets Allowed w/Rest., Rentals Allowed			5			No	Door Height:
Unfinished Floor:	0				6			No	
Grand Total:	720 sq. ft.	Basement: None			7			No	
					8			No	

Listing Broker(s): **RE/MAX Treeland Realty**

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REA Full Public (Blank)

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