

5-19690 56 AVENUE

MCLELLAN COURT

3 BEDROOM | 2 BATHROOM | LIVING AREA: 1,027 SQFT



Come and see this end unit at McLellan Corner! This town home features an open space living area with a gas fireplace, a southern exposure, a spacious master bedroom with a 2-piece ensuite, and low maintenance fees! BONUS features includes ample storage and an in-suite laundry! Easy access from unit to carport. Great for an investment property as long-term tenants want to stay. New roof installed Spring 2021. Future investment potential as the designation for this property has changed on the official community plan. Centrally located: steps to pub, leisurely walk to Brydon Park, and a short drive to Downtown Langley and Willowbrook Mall!



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

Walk Score
42

Car-Dependent
Most errands require a car

Transit Score
55

Good Transit
Many nearby public transportation options.

Bike Score
75

Very Bikeable
Biking is convenient for most trips

COMMUTE to downtown Langley

 5 min

 10 min

 14 min

 33 min

SCHOOL CATCHMENT

Nicomekl Elementary

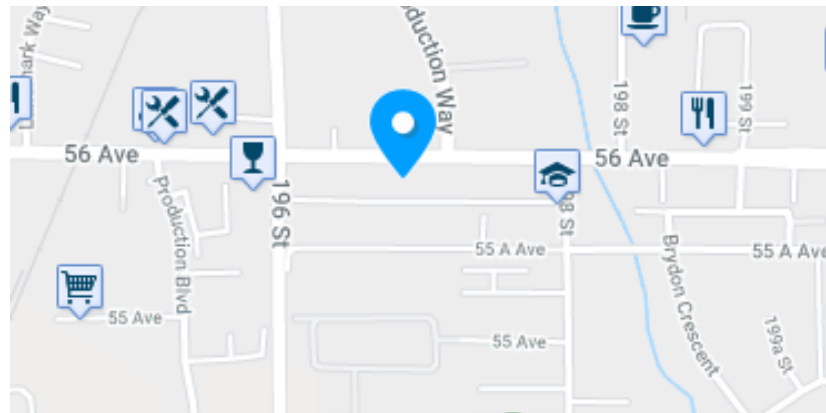
20050 53 Avenue
Langley, BC V3A 3T9
(604) 533-1468

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





Active
R2595373
 Board: F
 Townhouse

5 19690 56 AVENUE

Langley
 Langley City
 V3A 3X6

Residential Attached
\$499,900 (LP)



Sold Date:
 Meas. Type:
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00**
 Flood Plain:
 Council Apprv?:
 Exposure: **South**
 If new, GST/HST inc?:

Frontage (feet):
 Frontage (metres):
 Bedrooms: **3**
 Bathrooms: **2**
 Full Baths: **1**
 Half Baths: **1**
 Maint. Fee: **\$322.00**

Original Price: **\$499,900**
 Approx. Year Built: **1988**
 Age: **33**
 Zoning: **RM1**
 Gross Taxes: **\$1,194.13**
 For Tax Year: **2021**
 Tax Inc. Utilities?: **No**
 P.I.D.: **011-986-573**

Mgmt. Co's Name: **Self Managed**
 Mgmt. Co's Phone:
 View: **No :**
 Complex / Subdiv: **McLellan Corner**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **End Unit, Upper Unit**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Slab**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 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: **2** Covered Parking: **1** Parking Access: **Front**
 Parking: **Carport, Single**
 Dist. to Public Transit: **Steps**
 Units in Development:
 Title to Land: **Freehold Strata**

Property Disc.: **No**
 Fixtures Leased: **:**
 Fixtures Rmvd: **:**
 Floor Finish: **Vinyl/Linoleum, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening**
 Legal: **STRATA LOT 5 SECTION 3 TOWNSHIP 8 NEW WESTMINSTER DISTRICTSTRATA PLAN NW2850 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTYIN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWNON FORM 1**

Amenities: **In Suite Laundry, Storage**

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'01 x 14'02			x			x
Main	Kitchen	7'07 x 9'07			x			x
Main	Eating Area	10'10 x 14'07			x			x
Main	Master Bedroom	10'10 x 14'07			x			x
Main	Bedroom	10'10 x 9'11			x			x
Main	Bedroom	9'05 x 9'07			x			x
Main	Laundry	8'04 x 6'14			x			x
Below	Foyer	6'03 x 4'05			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,027	# of Rooms: 8	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	2	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3			No	Pool:
Finished Floor (Total):	1,027 sq. ft.	# or % of Rentals Allowed:			4			No	Garage Sz:
		Bylaws: Rentals Allowed, Smoking Restrictions			5			No	Door Height:
Unfinished Floor:	0				6			No	
Grand Total:	1,027 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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