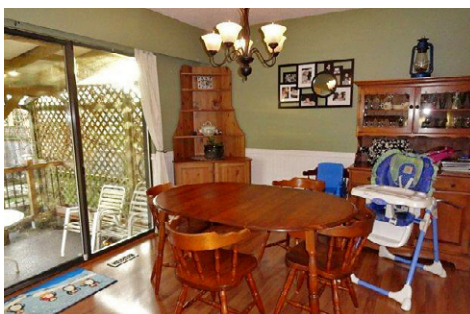


# LISTING features

**RE/MAX**  
Treeland Realty  
101 - 6337 - 198<sup>th</sup> Street  
Langley, B.C. V2Y 2E3



## 26882 32A Avenue, Aldergrove

Parkside - Terrific location for this 4 bed, 3 bath home on quiet street. Walk to park and Elementary School. New roof in 2011 (Complete replacement) w/ transferable warranty, newer appliances, furnace 2005, Security System, 2 wood fireplaces, double garage, storage shed, and kids playhouse. Kitchen features Peninsula Eating Bar w/ open plan to spacious eating/dining area. Sliding glass doors open onto covered (for small kids & pets!) patio, which looks over big private south-exposed backyard - no neighbours to view from rear of property. Laminate thru kitchen. Updated main bath features double sinks, master bedroom has 2 pc ensuite. Full basement w/ sep entry. Quiet - does not back onto 32nd Ave.

Tax	\$3,413
Yr Built	1979
Style	Basement Entry
Bedrooms	4
Bathrooms	3
Size ft <sup>2</sup>	2,050
Lot ft <sup>2</sup>	7,524



**Tammy**  
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Langley, Aldergrove Langley  
**26882 32A AV, V4W 3G4**

**MLS# F1302727**

Residential Detached  
**Active**



List Price:

Complex/Subdiv: **Parkside**

Frontage: **62.70 ft** Bedrooms: **4** PID: **005-105-285**

Depth/Size: **120** Bathrooms: **3** Type: **House/Single Family**

Lot Area SqFt: **7524.00** Full Baths: **2** Age at List Date: **34**

Rear Yard Exp: **S** Half Baths: **1** Approx Yr Blt: **1979**

Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$3,413 (2012)**

Flood Plain: **Yes** Zoning: **R-1B**

View:

Serv. Connected: **Electricity, Natural Gas, Sanitary Sewer**

Style of Home: **Basement Entry** Total Parking: **3** Covered Parking: **2**

Construction: **Frame - Wood** Parking Access: **Front**

Foundation: **Concrete Perimeter** Parking Facilities: **Garage; Double**

Exterior: **Aluminum**

Rainscreen: R/I Plumbing: Dist to Public Trans: Dist to School Bus: **WALK**

Type of Roof: **Asphalt, Fibreglass** Possession:

Renovations: Reno Year: Title to Land: **Freehold NonStrata**

Flooring: **Laminate, Wall/Wall/Mixed** Seller's Interest: **Registered Owner**

Water Supply: **City/Municipal** Mortgage Info: **\$0**

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

No. of Fireplaces: **2** R/I Fireplaces: Property Disclosure: **Y**

Fireplace Fuel: **Wood** Out Buildings:

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

Pad Rental:

Fixtures Leased: **N**

Fixt Removed: **N**

Legal: **PL NWP53166 LT 161 LD 36 SEC 30 TWP 13**

Amenities:

Site Influences: **Private Yard, Recreation Nearby, Shopping Nearby**

Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener, Security System, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	11' X 10'3			X			X
Main F.	Eating Area	12' X 10'3			X			X
Main F.	Living Room	18' X 14'6			X			X
Main F.	Bedroom	10'6 X 10'5			X			X
Main F.	Bedroom	9'6 X 9'5			X			X
Main F.	Master Bedroom	13' X 10'5			X			X
Bsmt	Bedroom	10'6 X 9'8			X			X
Bsmt	Kitchen	14'10 X 11'			X			X
Bsmt	Recreation Room	17'6 X 12'			X			
Bsmt	Laundry	10'6 X 10'3			X			

**Floor Area (SqFt):**

Main Floor Area SqFt: **1,160** Total # Rooms: **10**

Finished Floor Up SqFt: **0** # Kitchens: **2**

Finished Floor Down: **0** Finished Levels: **2**

Finished Floor Bsmt SqFt: **890** Crawl/Bsmt Height: **4**

Total Finished Floor SqFt: **2,050** Basement Area: **Fully Finished, Separate Entry**

Unfinished Floor: **0** Suite: **Unauthorized Suite**

Grand Total Floor Area: **2,050**

**Bathrooms:**

1 **5 Piece; Ensuite: N; Level: Main F.**

2 **2 Piece; Ensuite: Y; Level: Main F.**

3 **3 Piece; Ensuite: N; Level: Bsmt**

4

5

6

7

8

Listing Broker 1: **RE/MAX Treeland Realty**

Listing Broker 2/3:

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