



Presented by:
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Active

R3083080

Board: F
House/Single Family



27192 34 AVENUE

Langley
Aldergrove Langley
V4W 3H4

Residential Detached

\$925,000 (LP)
(SP)

Sold Date: If new, GST/HST inc?: Original Price: **\$925,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1981**
Frontage(feet): **69.00** Bathrooms: **2** Age: **45**
Frontage(metres): **21.03** Full Baths: **1** Zoning: **R-1A**
Depth / Size: **89** Half Baths: **1** Gross Taxes: **\$3,412.74**
Lot Area (sq.ft.): **6,099.00** Rear Yard Exp: **South** For Tax Year: **2025**
Lot Area (acres): **0.14** P.I.D.: **005-636-418** Tax Inc. Utilities?: **No**
Flood Plain: Tour: [Virtual Tour URL](#)
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Electric, Heat Pump, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

Total Parking: **5** Covered Parking: **1** Parking Access:
Parking: **Garage; Single, Open, RV Parking Avail.**
Driveway Finish:
Dist. to Public Transit: **500m** Dist. to School Bus: **500m**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Carpet**

Legal: **LOT 284 SECTION 30 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN 58641**

Amenities: **In Suite Laundry, Storage, Workshop Detached**

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Microwave, Storage Shed**

Finished Floor (Main):	1,125	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	4' x 10'6			x	Floor
Finished Floor (AbvMain2):	0	Main	Living Room	15'8 x 12'6			x	Main
Finished Floor (Below):	0	Main	Dining Room	7'10 x 9'7			x	
Finished Floor (Basement):	0	Main	Kitchen	13'10 x 9'7			x	
Finished Floor (Total):	1,125 sq. ft.	Main	Bedroom	11' x 12'1			x	
Unfinished Floor:	0	Main	Bedroom	9' x 8'8			x	
Grand Total:	1,125 sq. ft.	Main	Primary Bedroom	11'10 x 12'6			x	
Flr Area (Det'd 2nd Res):	198 sq. ft.	Main	Office	10' x 17'5			x	
Suite: None							x	
Basement: Crawl							x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 8	MHR#:	CSA/BCE:	Maint. Fee:				
ByLaw Restrictions:								

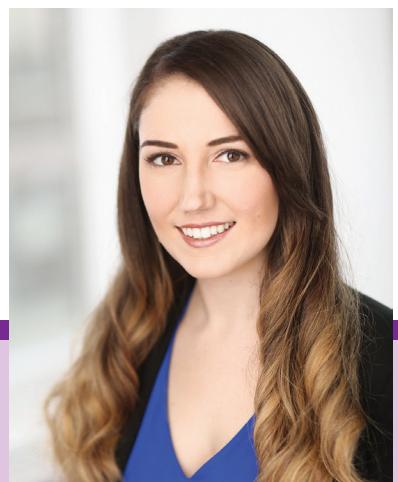
Listing Broker(s): Royal LePage - Wolstencroft

The perfect starter home does exist! This bright, 3-bedroom, 1.5-bath rancher is thoughtfully updated throughout, featuring engineered hardwood flooring, quartz countertops, heat pump/AC, & fully renovated main bathroom. Enjoy the flexibility of working from home in the detached office space. Outside, enjoy a private, gardener-friendly yard highlighted by a stunning, mature wisteria - an ideal space to relax or entertain. The property also includes a garage, ample parking w/room for an RV/boat, plus a powered shed/workshop - offering excellent flexibility for work, hobbies, or storage. Located in a safe, family-friendly neighbourhood close to everyday necessities, Parkside Centennial Elementary, & Philip Jackman Park, this home is the perfect combination of comfort, privacy, & convenience.

Welcome to...



27192 34 AVENUE • Langley



 **AJIA GLOVER**
Don't just move out... Move Up!

604-315-8586
www.AjiaTheRealtor.com

Please contact Ajia Glover, 604-315-8586, for specifications.

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



ROYAL LEPAGE
Wolstencroft

Royal LePage Wolstencroft
#135 - 19664 64 Ave, Langley, BC
604-530-0231



SCAN HERE TO
VIEW THE FULL TOUR!



Details	
 3	Property Type: Rancher/Bungalow
 2	Year Built: 1981
Living Area:	1,125 sq. ft
Lot Size:	6,099 sq. ft
Taxes:	\$3,412.74

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