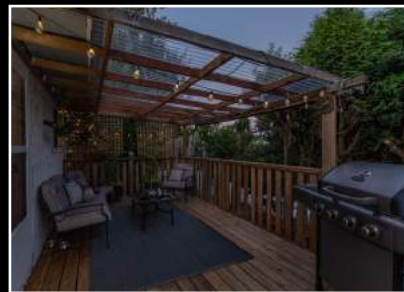




26523
30A Avenue, Aldergrove



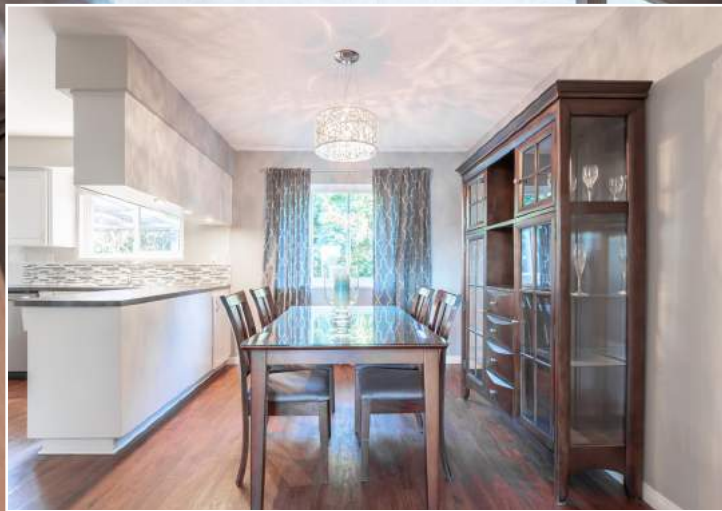
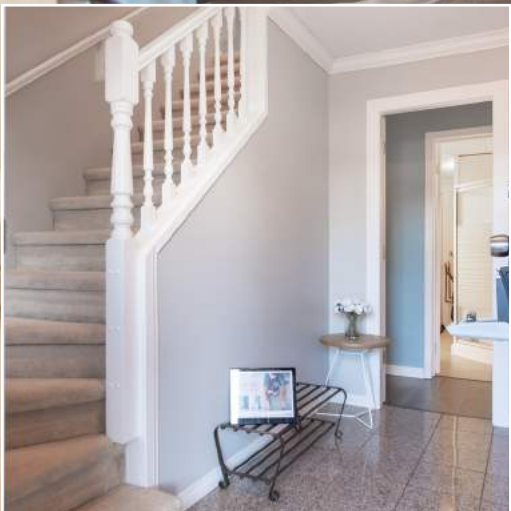
LANGLEY



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SYLISH & AFFORDABLE...

Beautifully remodelled home offering new windows, floor to ceiling rock fireplace, new decks with clear glass panels, new roof, stainless steel appliances and nannies quarters below. The 2nd bedroom up is large enough for 2 children to share. South exposed backyard is fully fenced and private. 2 large decks with one off the living room and one off the dining/kitchen area to enjoy. Located on a quiet street with great neighbours all around.





PROPERTY OVERVIEW

Price:	\$679,900.00
Style:	Basement Entry
Suite:	Yes, Suite has Private Entrance.
Warranty:	No
Year Built:	1978, 40 Years Old
Strata Payment:	\$20.00 per Month (Bareland)
Total Square Feet:	1,735 sq. ft.
Above Square Footage:	993 sq. ft.
Below Square Footage:	742 sq. ft.
Lot Size Total:	4,280 sq ft. including Bareland Strata 2,134 sq. ft. (lot size taxes are paid for)
Frontage:	42 sq. ft.
Depth:	100 sq. ft.
Size of Deck:	18'2 x 10'2 Covered, Private
Yard Fenced:	Yes
Exposure:	South
Greenbelt:	No
RV Parking:	Yes
Ceiling Height:	8'
Fireplaces:	1 Electric-Main Floor, 2nd fireplace in the basement is decor only, not functional
Roof type:	Asphalt
Roof Age:	3 Years Old
Framing:	Wood Frame
Appliances:	Stainless Steel Frigidaire Stove and Dishwasher, Stainless Steel LG Fridge with Water Dispenser, Panasonic Microwave with Hood Fan and Frigidaire White Washer and Dryer.
Windows:	Double-Glazed Vinyl
Wiring:	Copper
Plumbing:	Copper
Heating:	Electric baseboard
Hot Water Tank:	Located in the Garage
Water Shut Off:	Beside Washer and Dryer
Water Supply:	City/Municipal
Attic Location:	Upper hall
Size of Garage:	19'2 x 11'9
Garage Door:	6'6
Driveway:	14'1 Wide 47' Long
Additional Parking:	30A Street is beside the back fence no vehicle access to backyard - you can park beside the back fence.
Alarm:	No
Garbage Day:	Tuesday
Mail Delivery:	Community box at the corner of 265A and 30A.
Gross Taxes:	\$3,171.19 (2017)
Electric:	\$220.00 Average Per Month
Cable:	Cable Outlets in Upstairs rooms
Zoning:	R-1A - Residential
Easements:	No
Latent defect:	No
Owners Resided:	2014 - 4 years
Rental average:	Rental average for main floor house approximately \$1600.00 - \$1700.00 In the basement approximately \$1,000

ROOM DIMENSIONS

MAIN:	
Living Room	17'9 x 13'6
Dining Room	9'0 x 11'5
Kitchen	11'6 x 11'6
Master Bedroom	13'1 x 11'8
Bedroom	9'2 x 11'7

BATHROOMS

Main:	4 Piece
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Drone video available at jodiandtheteam.com





ROOM DIMENSIONS

BELOW:

Family Room	12'0 x 16'5
Kitchen	11'9 x 11'3
Bedroom	11'9 x 9' 0
Laundry	5'10 x 8'4

BATHROOMS:

Below: 3 Piece





NEIGHBOURHOOD:

Family oriented Neighbourhood. East side a couple with 2 young children; has legal a suite. West side a couple with 1 young child.

BUS:

Bus 503 to Surrey Central Station Expo Line and Langley Center; Walk westbound along 29 Avenue far side of 266B Street - Bus stop #57161

SCHOOLS

K-5 Parkside Centennial Elementary
3300 270 Street, Aldergrove | 3 Min Drive 1.3 km

6-8 Betty Gilbert Middle School
26845 27 Avenue, Aldergrove | 4 Min Drive 1.9 km

9-12 Aldergrove Community Secondary School
26850 29 Avenue, Aldergrove | 2 Min Drive 750 m

French Immersion School ???

Belmont Elementary
20390 40 Avenue, Langley | 16 Min Drive 13.0 km

PARKS/RECREATION/LIBRARY

George E. Ross Park
265a Street Aldergrove | 1 Min Drive 280 m

Aldergrove Athletic Park
27 Avenue & 267B Street Aldergrove | 5 Min Drive 2.2 km

Swensson Park
27875 Swensson Avenue, Abbotsford | 7 Min Drive 3.2 km

Aldergrove Regional Park
27240 8 Avenue, Aldergrove | 8 Min Drive 6.0 km

Aldergrove Credit Union Community Center and Otter Co-Op Outdoor Experience
27032 Fraser Hwy, Aldergrove | 2 Min Drive 1.0 km
This center will be opening in stages with the first phase opening approx. July 15, 2018. Once completely finished there will be a 50 person hot tub, 500+ seat capacity ice rink, an indoor running track, fitness center, waterslides and an outdoor movie screen plus a picnic area.

Otter Park
2014-2066 Otter Road, Aldergrove | 7 Min Drive 6.2 km

Old Yale Park & Off Leash Area
22559-22697 Old Yale Road, Langley | 11 Min Drive 9.4 km

Beaver Creek Park Dog Dyke
26481 Trans Canada Trail, Langley | 14 Min Drive 12.5 km

Duck Lake
5257 197 Street, Langley | 21 Min Drive 15.5 km

Centre Ice Arena
104-3600 Townline Road, Abbotsford | 15 Min Drive 12.1 km

Canlan Ice Sports
5700 Langley Bypass, Langley | 15 Min Drive 13.0 km

Aldergrove Library
26770 29 Avenue Aldergrove | 1 Min Drive 600 m

Nearby Amenities

GROCERY STORE AND SHOPS:

- Otter Co-op Feed Store
3548 248 St, Aldergrove | 6 Min Drive 4.2 km
- Safeway Aldergrove
27566 Fraser Hwy, Aldergrove | 4 Min Drive 2.1 km
- Hamilton Farms
3057 Lefeuve Road, Abbotsford | 6 Min Drive 3.0 km
- Real Canadian Superstore
2855 Gladwin Road, Abbotsford | 21 Min Drive 13.6 km

LOCAL RESTAURANTS, COFFEE SHOPS AND PUBS:

- Milsean Coffee Shoppe
2900 272 Street, Aldergrove | 3 Min Drive 1.5 km
- Mazatlan Authentic Mexican Cuisine
3347 262 Street, Aldergrove | 3 Min Drive 1.1 km
- Brick Alley Bistro
27133 Fraser Hwy, Aldergrove | 3 Min Drive 1.2 km
- Book n Bean Coffee Shop
27103 Fraser Hwy, Aldergrove | 2 Min Drive 1.1 km
- Taco Bell
27012 Fraser Hwy, Aldergrove | 2 Min Drive 1.0 km
- Panago Pizza
26956 Fraser Hwy, Aldergrove | 2 Min Drive 850 m
- Bob's Bar n' Grill
27083 Fraser Hwy, Aldergrove | 2 Min Drive 1.1 km
- White Spot
3070 264 Street B, Aldergrove | 2 Min Drive 650 m
- Fox & Hounds Pub and Restaurant
26444 32 Avenue, Aldergrove | 2 Min Drive 700 m
- Boston Pizza
26310 Fraser Hwy, Aldergrove | 5 Min Drive 1.6 km
- Starbucks
27617 Fraser Hwy, Abbotsford | 10 Min Drive 5.0 km

ENTERTAINMENT:

- Aldergrove Heritage Society
3190 271 Street, Aldergrove | 3 Min Drive 1.5 km
- Twilight Drive-In Theatre (Drive In Theatre)
3350 260 Street, Aldergrove | 3 Min Drive 1.5 km
- Cineplex Cinemas Langley
20090 91a Avenue, Langley | 25 Min Drive 21.0 km
- Abbotsford Centre
33800 King Road, Abbotsford | 21 Min Drive 15.6 km
- Cascades Casino
20393 Fraser Hwy, Langley | 18 Min Drive 13.9 km

DEPARTMENT STORES AND LOCAL SHOPS:

- West Oaks Mall
32700 S Fraser Way #52, Abbotsford | 23 Min Drive 12.6 km

- Aldergrove Home Hardware
3147 272 Street, Aldergrove | 4 Min Drive 1.5 km
- All Seasons Garden Center
27491 Fraser Hwy, Aldergrove | 4 Min Drive 1.9 km

EQUESTRIAN CENTERS

- Milner Downs Equestrian Center (2005) Ltd.
21795 64 Avenue, Langley Township | 15 Min Drive 14.2 km
- A & T Equestrian Center
4615 190 Street, Surrey | 23 Min Drive 17.2 km
- Hazelmere Equestrian Center
215 184 Street, Surrey | 22 Min Drive 23.6 km

GOLF COURSES

- Poppy Estate Golf Course
3834 248 Street, Langley | 5 Min Drive 4.1 km
- Pagoda Ridge Golf Course
7887 264 Street, Langley | 12 Min Drive 10.1 km
- Tall Timber Golf Course
23523 56 Avenue, Langley | 11 Min Drive 10.3 km

WINERY

- Township 7 Vineyards & Winery - Langley
21152 16 Avenue, Langley | 15 Min Drive 14.1 km
- Chaberton Estate Winery
1064 216 Street, Langley | 15 Min Drive 14.4 km
- Backyard Vineyards
3033 232 Street, Langley | 11 Min Drive 9.3 km
- Krause Berry Farms & Estate Winery
6179 248 Street, Langley | 10 Min Drive 9.4 km

AIRPORT/US BORDER/FERRY

- Tsawwassen Ferry Terminal, Delta | 53 Min Drive 60.1 km
- Vancouver International Airport
3211 Grant McConachie Way, Richmond | 1 hour 3 min Drive 66.0 km
- Langley Regional Airport
5385 216 Street, Langley | 13 Min Drive 12.3 km
- Peace Arch Point of Entry - U.S. Customs
123 2nd Street, Blaine, Washington | 35 Min Drive 27.8 km

SUMMER EVENTS IN ALDERGROVE:

August 18th

Movie in the Park - Willy Wonka

September 8th

Cruise-In

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