

Presented by:
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Royal LePage Elite West
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SOLD by Craig
SELL SMART. MOVE UP. LIVE BETTER.

Active
R3180886
Board: F
Apartment/Condo

105 20240 54A AVENUE
Langley
Langley City
V3A 3W7

Residential Attached
$449,900 (LP)
(SP) M



Sold Date:		If new,GST/HST inc?:		Original Price:	**$449,900**
Meas. Type:		Bedrooms:	**2**	Approx. Year Built:	**1994**
Frontage(feet):		Bathrooms:	**2**	Age:	**32**
Frontage(metres):		Full Baths:	**2**	Zoning:	**R3**
Depth / Size (ft.):		Half Baths:	**0**	Gross Taxes:	**$2,974.72**
Sq. Footage:	**0.00**			For Tax Year:	**2026**
Flood Plain:		P.I.D.:	**018-788-998**	Tax Inc. Utilities?:	
View:	**:**			Tour:	**Virtual Tour URL**

Complex / Subdiv: **ARBUTUS COURT**
First Nation Reserve:
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey, Corner Unit**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Renovations:
# of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Natural Gas**
Outdoor Area: **Balcony(s)**
Type of Roof: **Torch-On**
Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
Parking: **Garage Underbuilding**
Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Tile, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **STRATA LOT 5, PLAN LMS1448, DISTRICT LOT 305, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Guest Suite, In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Intercom, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main):	**1,133**	
Finished Floor (Above):	**0**	
Finished Floor (AbvMain2):	**0**	
Finished Floor (Below):	**0**	
Finished Floor (Basement):	**0**	
Finished Floor (Total):	**1,133**	**sq. ft.**
Unfinished Floor:	**0**	
Grand Total:	**1,133**	**sq. ft.**

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
# of Kitchens: **1** # of Rooms: **9**

Units in Development: **28** Tot Units in Strata: **28** Locker: **Yes**
Exposure: **South** Storeys in Building: **3**
Mgmt. Co's Name: **PACIFIC QUORUM** Mgmt. Co's #: **604-854-1734**
Maint Fee: **$476.80** Council/Park Apprv?:
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal**

Bylaws Restrictions: **Rentals Allowed, Rentals Allwd w/Restrctns**
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed: **100%**
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions
Main	**Foyer**	**9'3 x 4'11**
Main	**Living Room**	**16'0 x 11'4**
Main	**Dining Room**	**13'7 x 7'7**
Main	**Eating Area**	**7'8 x 8'4**
Main	**Kitchen**	**9'0 x 7'10**
Main	**Laundry**	**5'7 x 7'7**
Main	**Primary Bedroom**	**13'5 x 12'0**
Main	**Walk-In Closet**	**5'3 x 6'0**

Floor	Type	Dimensions
Main	**Bedroom**	**9'5 x 14'7**
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	**Main**	**4**	**No**
2	**Main**	**3**	**Yes**
3			
4			
5			
6			
7			
8			

Listing Broker(s): **Royal LePage Elite West**

Bright, spacious and beautifully presented, this corner home at Arbutus Court delivers the extra room you've been looking for. An inviting living room with gas fireplace opens to the balcony, while separate dining and eating areas offer flexibility for entertaining, working from home or everyday living. The generous primary features a walk-in closet and private ensuite, complemented by a well-sized second bedroom. Enjoy in-suite laundry, parking, storage locker and a guest suite for visitors. Centrally located near shopping, recreation and transit, with the future Langley City Centre SkyTrain Station just a short walk away. Comfortable, connected living in a growing community.

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