



Presented by:
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Active
R3168359
Board: F
Apartment/Condo

105 20240 54A AVENUE

Langley
Langley City
V3A 3W7

Residential Attached

\$499,900 (LP)
(SP)



#105 20240 54A AVENUE

Sold Date:	If new, GST/HST inc?:	Original Price: \$499,900
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:		
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	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	9'3 x 4'11	Main	Bedroom	9'5 x 14'7	1	Main	4	No
Main	Living Room	16'0 x 11'4			x	2	Main	3	Yes
Main	Dining Room	13'7 x 7'7			x	3			
Main	Eating Area	7'8 x 8'4			x	4			
Main	Kitchen	9'0 x 7'10			x	5			
Main	Laundry	5'7 x 7'7			x	6			
Main	Primary Bedroom	13'5 x 12'0			x	7			
Main	Walk-In Closet	5'3 x 6'0			x	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. Open House, Saturday (26) 2-4PM.