

# \$2,277,690 - 5262 209 Street, Langley

MLS® #R2663125

## \$2,277,690

3 Bedroom, 2.00 Bathroom, 1,623 sqft  
Residential Detached on 0.23 Acres

Langley City, Langley, BC

HOT PROPERTY | FUTURE INVESTMENT | POTENTIAL LAND ASSEMBLY & REDEVELOPMENT PLAN | PRIVATE & LARGE LOT | Welcome to Langley City and the center of their recently adopted OCP, in the Nicomekel River District Neighbourhood Plan. OCP outlines potential redevelopment for townhomes, rowhomes, du-tri-fourplexes. This Beautiful rancher has a massive private lot, quiet & central neighbourhood, and backs onto Newlands golf course. The home itself is a great investment opportunity for now or the future! Don't miss out on this opportunity as one of the first assemblies and applicants in this exciting new plan, give a call today!



Built in 1977

### Essential Information

MLS® #	R2663125
Price	\$2,277,690
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,623
Acres	0.23
Year Built	1977
Type	Residential Detached
Sub-Type	House/Single Family
Style	1 Storey, Rancher/Bungalow
Status	Active

## Community Information

Address 5262 209 Street  
Area Langley  
Subdivision Langley City  
City Langley  
Province BC  
Postal Code V3A 6E9

## Amenities

Features Clothes Washer/Dryer/Fridge/Stove/DW, Storage Shed  
Parking Spaces 4  
Parking Open, RV Parking Avail.

## Interior

Heating Baseboard, Electric  
Fireplace Yes  
# of Fireplaces 1

## Listing Details

Listing Office RE/MAX Little Oak Realty (Fort Langley)



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Listing information last updated on June 30th, 2022 at 8:00am CDT