

# 26744 32 Avenue, Langley

\$1,598,000



INVESTOR ALERT!! OVER 11,000 sqft flat CORNER lot located in the heart of Aldergrove! Close to all levels of schools, shopping, entertainment, and close access to Hwy 1. RARE DEVELOPMENT OPPORTUNITY for a single family home and a DUPLEX or a very large single family home (R2 zoning allows for up to 35% lot coverage). Information should not be relied upon without independent verification. Call Listing agent for further development plans. Current home has 4 generous sized bedrooms, lots of natural light, hot water tank and kitchen updated in 2019. Lots of storage throughout the home. Bright south facing private backyard lined with mature cedar trees and large storage shed. Front yard boasts ample parking for all of your vehicles and trailers.

## KEY INFORMATION

MLS® R2674954

Residential Detached

Aldergrove

4 Bedrooms

2 Bathrooms

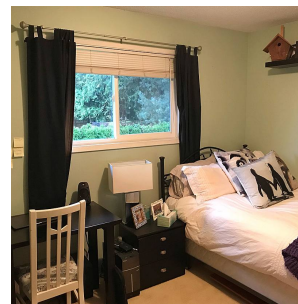
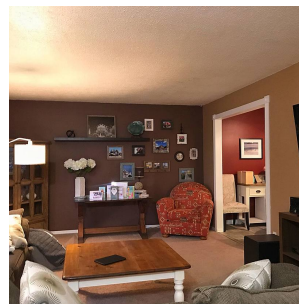
2,050 SF

11,319 SF Lot

## FEATURES

Year Built: 1974

Listed By: HomeLife Advantage Realty Ltd



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