



## 4761 199A Langley British Columbia

\$1,950,000

LAND ASSEMBLY DEVELOPMENT POTENTIAL, OCP Designated 1.2 FSR GROUND-ORIENTED RESIDENTIAL perfect for Duplex, Triplex, and Townhomes! (Buyer do own due diligence, at Langley City), Land assembly to include some neighboring properties. Beautiful 8712 sq.ft. flat lot backing on to Penzer Action Park in a quiet cul de sac. Lots of updates throughout the home with 4 bedroom 2 bathroom including a Legal 1 Bedroom Suite. Fully fenced private treed backyard has tiered patio with southern exposure. Walking distance to Simonds Elementary, & H.D. Stafford Middle School. Call for development package. (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX Treeland Realty  
<http://www.mattcartwright.ca/>



**Royal**

**Lepage Parkside Realty**

PO Box 930; 9925 Main St,  
Summerland, BC,

Phone: (250) 462-4888  
[info@joepeters.ca](mailto:info@joepeters.ca)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.