

**21162 43 Avenue**  
Langley, V3A 5X5



An aerial map of a residential area with several property lots. A red line outlines a specific area consisting of three lots. The dimensions for these lots are as follows:

- Top-left lot: 53.0 (width), 92.6 (depth), 21108 (area)
- Top-middle lot: 53.0 (width), 92.6 (depth), 21162 (area)
- Top-right lot: 52.9 (width), 82.6 (depth), 21175 (area)

Other visible dimensions and areas include:

- Bottom-left lot: 92.6 (width), 61.8 (depth), 21236 (area)
- Bottom-middle lot: 53.1 (width), 82.6 (depth)
- Bottom-right lot: 61.8 (width), 82.6 (depth)

The map also shows a street with a sidewalk, trees, and a utility line running horizontally across the top. A red line also runs vertically along the right side of the outlined area.

**MLS# R2817937**

**\$4,999,000**

**3 Bedrooms | 3 Bathrooms | 2,073 Sqft**

**INVESTORS/DEVELOPERS - INCREDIBLE FIND** in Bookwood/Fernridge designated SSMUH 3, Multi-Unit Housing, 5,000 sqft lots & up to 4 dwelling units per lot or Civic Institutional or Community Care Facility. Single-family dwelling, Two-family dwelling, Duplex, Triplex, Manorhome, Townhouse, Apartment or Coach house. Gorgeous level property, no creeks & 3 road frontages. 1.08 acres w/a total of 2.29 acres w/next door 21175 42A Ave (see R2817944) makes for easy development w/792 feet of road frontage. Both properties have a nice home & must be purchased together. Quiet street in an excellent neighbourhood. Minutes to everything. Walk to the Fundamental school, parks, shops & recreation. Great place to live or rent until development. Prime real estate - Invest in your future! By appointment only.



# Tracey Bosch

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**For full listing details, please scan:**

