

Active

R3151519

Board: V

Row House (Non-Strata)

4778 48B STREET

Ladner

Ladner Elementary

V4K 2S4

Residential Attached

\$1,388,800 (LP)

(SP) 



Sold Date:

Meas. Type: **Feet**

Frontage(feet):

Frontage(metres):

Depth / Size (ft.):

Sq. Footage: **1,830.00**

Flood Plain:

View:

Complex / Subdiv:

First Nation Reserve:

If new, GST/HST **No**

Bedrooms: **4**

Bathrooms: **4**

Full Baths: **4**

Half: **0**

P.I.D.: **032-141-904**

Original Price: **\$1,388,800**

Approx. Year Built: **2026**

Age: **0**

Zoning: **CDZ18**

Gross Taxes: **\$0.00**

For Tax Year: **2026**

Tax Inc. Utilities?: **No**

Tour:

Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Sewer Type: **City/Municipal**

Water Supply: **City/Municipal**

Style of Home: **3 Storey**

Construction: **Frame - Wood**

Exterior: **Glass, Fibre Cement Board**

Foundation: **Concrete Perimeter**

Renovations:

of R.I. Fireplaces:

Fireplace Fuel:

Fuel/Heating: **Heat Pump, Natural Gas, Radiant**

Outdoor Area: **Fenced Yard, Rooftop Deck**

Type of Roof: **Asphalt, Torch-On**

Reno. Year:

Rain Screen: **Full**

Metered: **Yes**

R.I.:

Total Parking: **2**

Covered Parking: **1**

Parking Access: **Front**

Parking: **Garage; Single, Open**

Dist. to Public: **1**

Dist. to School: **3**

Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**

Fixtures:

Fixtures Rmvd:

Floor Finish:

Legal: **LOT 3, PLAN EPP132937, DISTRICT LOT 106, GROUP 2, NEW WESTMINSTER LANDDISTRICT**

Amenities:

Site Influences: **Central Location, Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main): **921**

Finished Floor (Above): **675**

Finished Floor (AbvMain2): **0**

Finished Floor (Below): **638**

Finished Floor (Basement): **0**

Finished Floor (Total): **2,234 sq. ft.**

Unfinished Floor: **0**

Grand Total: **2,234 sq. ft.**

Units in Development:

Exposure:

Mgmt. Co's Name:

Maint Fee:

Maint Fee Includes:

Bylaws Restrictions:

Restricted Age:

or % of Rentals Allowed:

Short Term(<1yr)Rnt/Lse Alwd?:

Short Term

Tot Units in Strata:

Storeys in Building:

Mgmt. Co's #:

Council/Park Apprv?:

of Pets:

Cats:

Dogs:

Locker:

Suite:

Basement:**None**

Crawl/Bsmt. Ht:

of Levels: **3**

of Kitchens: **1**

of Rooms: **12**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	17'2 x 9'7	Above	Patio	21'6 x 10'5	1	Main	5	Yes
Main	Kitchen	15'1 x 6'6	Below	Office	10'7 x 9'6	2	Above	4	Yes
Main	Dining Room	15'8 x 8'8	Below	Family Room	15'3 x 11'10	3	Above	4	No
Main	Primary Bedroom	11'9 x 10'5	Below	Foyer	4'0 x 6'0	4	Below	4	No
Main	Walk-In Closet	10'5 x 3'11			x	5			
Above	Primary Bedroom	11'11 x 11'8			x	6			
Above	Bedroom	9'8 x 9'5			x	7			
Above	Bedroom	9'3 x 8'4			x	8			

Listing Broker(s): **Macdonald Realty**

Welcome to 48 Landing by Asanti Homes,a rare offering of a freehold row house in vibrant downtown Ladner— This 2234 SF home situated on an 1813 SF offers 4 beds + Office, 4 full baths, across 3 levels including a finished walk out basement with full bathroom and large office space that could be used as a 5th bedroom. The large 931 SF main floor includes a primary bedroom, a living room that can accommodate full sized furniture, and a large family dining area featuring a chef's kitchen with island seating , quartz countertops and integrated appliances. The upper level has 3 bedrooms including a 2nd primary, and a 250 sf rooftop deck. Private side/backyard, attached garage, 1 open parking. "90" Walkability score with just steps to the River trails and downtown Ladner.