

Active
R3151523
Board: V
Townhouse

4788 48B STREET

Ladner
Ladner Elementary
V4K 2S4

Residential Attached

\$1,388,800 (LP)

(SP) 



Sold Date: If new, GST/HST **No** Original Price: **\$1,388,800**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2026**
Frontage(feet): Bathrooms: **4** Age: **0**
Frontage(metres): Full Baths: **4** Zoning: **CDZ18**
Depth / Size (ft.): Half **0** Gross Taxes: **\$0.00**
Sq. Footage: **1,830.00** For Tax Year: **2026**
Flood Plain: P.I.D.: **032-141-882** Tax Inc. Utilities?: **No**
View: : Tour:
Complex / Subdiv:
First Nation Reserve:
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 1, 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): 933	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): 676	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 604	Maint Fee:	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes:		
Finished Floor (Total): 2,213 sq. ft.			
Unfinished Floor: 0			
Grand Total: 2,213 sq. ft.	Bylaws Restrictions:	# of Pets:	Cats: Dogs:
Suite:	Restricted Age:		
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?:		
# of Kitchens: 1	Short Term		
# of Levels: 3			
# of Rooms: 11			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	17'2 x 14'6	Above	Patio	22'9 x 10'5	1	Main	5	Yes
Main	Kitchen	12'5 x 8'6	Below	Foyer	9'10 x 9'3	2	Above	4	Yes
Main	Dining Room	12'5 x 10'10	Below	Family Room	17'3 x 10'5	3	Above	4	No
Main	Primary Bedroom	11'7 x 10'5			x	4	Below	4	No
Main	Walk-In Closet	10'5 x 3'11			x	5			
Above	Primary Bedroom	11'8 x 10'4			x	6			
Above	Bedroom	10'11 x 8'4			x	7			
Above	Bedroom	9'10 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 2215 SF home situated on an 1815 SF Lot 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 933 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 234 sf rooftop deck. Private side/backyard, attached garage, 1 open parking. "90" Walkability score with just steps to the River trails and downtown Ladner.