

WELCOME TO

LADNER LIVING



5326 CHAMBERLAYNE AVE
DELTA, BC

NORTHVANHOMESALES.COM
604.764.0990 ~ INFO@NORTHVANHOMESALES.COM

LADNER

Small-Town Charm, West Coast Living



Fantastic outdoor activities all around



Safe haven to over 280 species of birds



A vibrant community spirit



Absolutely gorgeous waterways

Ladner is a charming riverside community where historic village streets, scenic farmland and a rich fishing heritage come together.

With its independent shops, bustling farmers' market and welcoming small-town spirit, Ladner offers a refreshing escape from city life–without leaving its conveniences behind. It's a place where neighbours become friends and life moves at just the right pace.

A PERFECT SINGLE-LEVEL HOME





Features

3 bedrooms | 2 baths | 4 cars | lovely ensuite | private setting

1661 square feet of living space with a double car garage on a private cul de sac.

- *all images in this brochure have been virtually staged*

Taxes (2026): $5,460.22 *Built in 1980 - Update in 2014*











Bring your decor ideas to this newly painted blank slate.





Jacquie McCarnan

stilhavn
REAL ESTATE SERVICES

604.764.0990
info@northvanhomesales.com

stilhavn real estate services - Independently owned and operated. 104-2770 Valley Centre Avenue, North Vancouver, BC, Canada V7J 0C8 · Phone: 604.914.2580

JACQUIE IS THE FOUNDER AND CHAIR OF THE NORTH VAN CARES FOUNDATION AND RECIPIENT OF THE GREATER VANCOUVER REALTORS® REALTORS® CARE AWARD FOR 2024.
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FLOOR PLAN

Total Interior: 1,667 sq ft.
Garage: 420 sq ft.
Deck: 505 sq ft.
Porch: 42 sq ft.

Lot Size: 6099 sf.

5326 Chamberlayne Ave
Ladner, BC



3 Bedrooms
2 Bathrooms

WKW CREATIVE

Floor Plan Created By WKW CREATIVE. These plans do not replace specifications from a licensed structural engineer.



Presented by:
Jacquie McCarnan

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stilhavn REAL ESTATE SERVICES

Active
R3183463
Board: V
House/Single Family

5326 CHAMBERLAYNE AVENUE

Ladner
Neilsen Grove
V4K 2J8

Residential Detached
$1,199,000 (LP)
(SP) M



Sold Date:		If new, GST/HST inc?:		Original Price:	**$1,199,000**
Meas. Type:	**Feet**	Bedrooms:	**3**	Approx. Year Built:	**1980**
Frontage(feet):	**31.90**	Bathrooms:	**2**	Age:	**46**
Frontage(metres):	**9.72**	Full Baths:	**2**	Zoning:	**RS1**
Depth / Size:		Half Baths:	**0**	Gross Taxes:	**$5,460.22**
Lot Area (sq.ft.):	**6,099.00**	Rear Yard Exp:	**Southwest**	For Tax Year:	**2026**
Lot Area (acres):	**0.14**	P.I.D.:	**005-649-005**	Tax Inc. Utilities?:	**No**
Flood Plain:				Tour:	
View:	:				
Complex/Subdiv:					
First Nation Reserve:					

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Aluminum**
Foundation: **Concrete Slab**

Renovations: **Partly** Reno. Year: **2014**
# of Fireplaces: **2** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Natural Gas** Metered Water:
Fuel/Heating: **Forced Air** R.I. Plumbing:
Outdoor Area: **Fenced Yard, Sundeck(s)**
Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish: **Asphalt**
Dist. to Public Transit: **close** Dist. to School Bus: **close**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Mixed**

Legal: **LOT 1120, PLAN NWP58369, DISTRICT LOT 116, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Cul-de-Sac, Golf Course Nearby, Marina Nearby, Private Yard**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Smoke Alarm**

Finished Floor (Main):	**1,661**
Finished Floor (Above):	**0**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**1,661 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**1,661 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Floor	Type	Dimensions
Main	**Living Room**	**15'10 x14'5**
Main	**Dining Room**	**9'3 x9'6**
Main	**Kitchen**	**13'11 x14'9**
Main	**Den**	**15'10 x15'6**
Main	**Primary Bedroom**	**15'3 x20'3**
Main	**Bedroom**	**11'7 x10'11**
Main	**Bedroom**	**9'1 x10'11**
Main	**Laundry**	**6' x5'4**
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**4**
Main	**4**

Suite:
Basement: **None**

Crawl/Bsmt. Height: # of Levels: **1**
# of Kitchens: **1** # of Rooms: **8**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **Stilhavn Real Estate Services**

Who says you can't have it all? Tucked away on a peaceful cul-de-sac, this charming 3-bedroom rancher offers the best of both worlds: a quiet neighbourhood setting with everything you need just minutes away. Renovated in 2014, freshly painted and with new carpeting on the way, this home is full of warmth and charm. A stunning two-sided gas fireplace connects the living and family rooms, while an oversized skylight floods the home with natural light. The private yard and spacious deck are made for summer BBQs, morning coffees and evenings with friends. Easy one-level living, a fabulous location and plenty to love. Ready for your decor ideas!

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