



# 4531 199 Street

Langley, BC

HOODQ ADDRESS REPORT™

Visit the Homebuyer Hub  
<https://www.hoodq.com>

HoodQ  
Homebuyer  
Hub

## SCHOOLS

With good assigned and local public schools near this home, your kids can thrive in the neighbourhood.



**Alice Brown Elementary**  
Designated Catchment School  
Grades K to 7  
20011 44 Ave

**Brookwood Secondary**  
Designated Catchment School  
Grades 8 to 12  
20902 37a Ave

### Other Local Schools

**Langley Equestrian Academy**  
Grades 7 to 12  
20902 37a Ave

**Langley Fundamental Middle/Secondary**  
Grades 6 to 12  
21250 42 Ave

**Langley Fundamental Elementary**  
Grades K to 5  
21789 50 Ave

**Cloverdale Traditional Elementary**  
Grades K to 7  
17857 56 Ave

**East Kensington Elementary - EKOLogy**  
Grades K to 5  
2795 184 St

## PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



**Hunter Park**  
199 Street & 45A Avenue

1 min

**Penzer Bike Skills Park**  
198C Street & 47 Avenue

6 mins

**Zazulak Park**  
196 St

5 mins

### FACILITIES WITHIN A 20 MINUTE WALK

2 Playgrounds      1 BMX Track  
1 Ball Diamond      4 Trails  
2 Sports Fields

## TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 3 minute walk away.

**Nearest Street Level Transit Stop**  
Southbound 200 St at 45a 3 mins  
Ave

## SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a police station, a fire station, and a hospital within 4.5km.

**Langley Memorial Hospital**  
22051 Fraser Hwy

**Fire Station**  
5785 203 St

**Police Station**  
4059 200 St

## HOME SHOPPING TOOLS

**It takes only 60 seconds to complete and sets you up for greater success with your homebuying journey**

**Get Pre-Qualified Today**

**COMING SOON**

**We are actively looking for lenders with the best solution so we can offer this to you soon.**



Disclaimer: These materials have been prepared for the HoodQ Homebuyer Hub and are not intended to solicit buyers or sellers currently under contract with a brokerage. By accessing this information you have agreed to our terms of service, which are hereby incorporated by reference. This information may contain errors and omissions. You are not permitted to rely on the contents of this information and must take steps to independently verify its contents with the appropriate authorities (school boards, governments etc.). As a recipient of this information, you agree not to hold us, our licensors or the owners of the information liable for any damages, howsoever caused.