

For Multi-Picture Tours Go To:
www.mitten-realty-services.com



11220 Lansdowne Drive, Surrey

\$1,049,900.00

Updated Family Home In Desirable Birdland Location

Beautifully updated family home in desirable Birdland area, boasting attractive laminate flooring, gorgeous kitchen with shaker style cabinets, farm house sink, stainless steel appliances and timeless white subway tiles. Entertaining is easy in the spacious living room with cozy wood fireplace and adjoining dining room, with French doors flowing to a covered patio and large sundeck that leads into the beautifully landscaped park-like yard. Large vaulted barn style shed for workshop, storage or ??? and smaller garden shed. Three spacious bedrooms and four piece updated bath up. Fully finished lower level with unauthorized suite with separate outside access, shared laundry, family room with kitchen, large bedroom and four piece bath. Close to all levels of school with easy access to highway and growing Surrey City Centre.

 **The Mitten**
REAL ESTATE TEAM
Doug, Bonnie & David Mitten
Century 21 Coastal Realty Ltd.

604-290-5480

All information contained in this brochure while thought to be reliable is not guaranteed to be accurate and should be verified by the purchaser.

Main Floor: 1,137 Square Feet

Foyer: 6'11 x 6'4

Living Room: 19'2 x 12'9



Dining Area: 10'1 x 8'1



Kitchen: 16'2 x 8'1



Deck: 21'8 x 11'9 + 26'6x 16'



4 Piece Main Bathroom



Primary Bedroom: 12'5 x 10'8



Bedroom: 10'9 x 8'7



Bedroom: 11'8 x 9'2



Lower Level: 767 Square Feet

Entrance Hall: 11'7 x 6'4

Laundry: 10'7 x 7'



1 Bedroom Unauthorized Suite

Living Room: 13'2 x 12'8



Kitchen: 8'8 x 7'7



Bedroom: 11' x 8'2



4 Piece Bathroom



Features of this Home:

- 📌 Beautifully Updated Family Home In Desirable Birdland Area, Boasting Attractive Laminate Flooring, Gorgeous Kitchen With Shaker Style Cabinets, Farm House Sink, Stainless Steel Appliances And Timeless White Subway Tiles.**
- 📌 Entertaining Is Easy In The Spacious Living Room With Cozy Wood Fireplace And Adjoining Dining Room, With French Doors Flowing To A Covered Patio And Large Sundeck That Leads Into The Beautifully Landscaped Park-Like Yard..**
- 📌 Three Spacious Bedrooms Up And Updated Four Piece Bath Up.**
- 📌 Fully Finished Lower Level With Separate Outside Access With Laundry, And One Bedroom Unauthorized Suite With Living Room, Spacious Bedroom, Kitchen And 4 Piece Bath.**

Separate 23'5 X 11'4 Shed For Workshop, Storage Or ???.



This Beautifully Updated Family Home With Fully Finished Basement With One Bedroom Suite Is An Absolute Must See.

Annual Taxes: \$6,044.85 (2025)

Lot Size: 7,714 Sq. Ft. – 60' x Irregular



All information contained in this brochure while thought to be reliable is not guaranteed to be accurate and should be verified by the purchaser.

11220 Lansdowne Drive, Surrey, BC

Total**

Main Level: 1,137 sq.ft.

Lower Level: 767 sq.ft.

Total: 1,904 sq.ft.

Other Areas

Garage: 372 sq.ft.

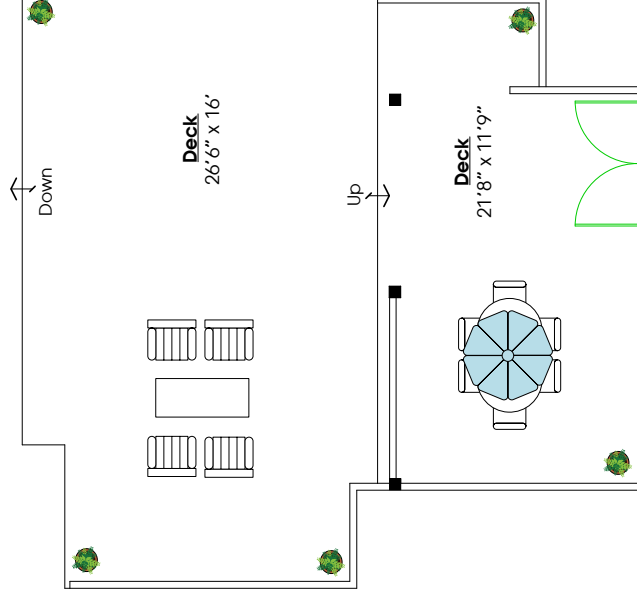
Front Deck: 65 sq.ft.

Porch: 16 sq.ft.

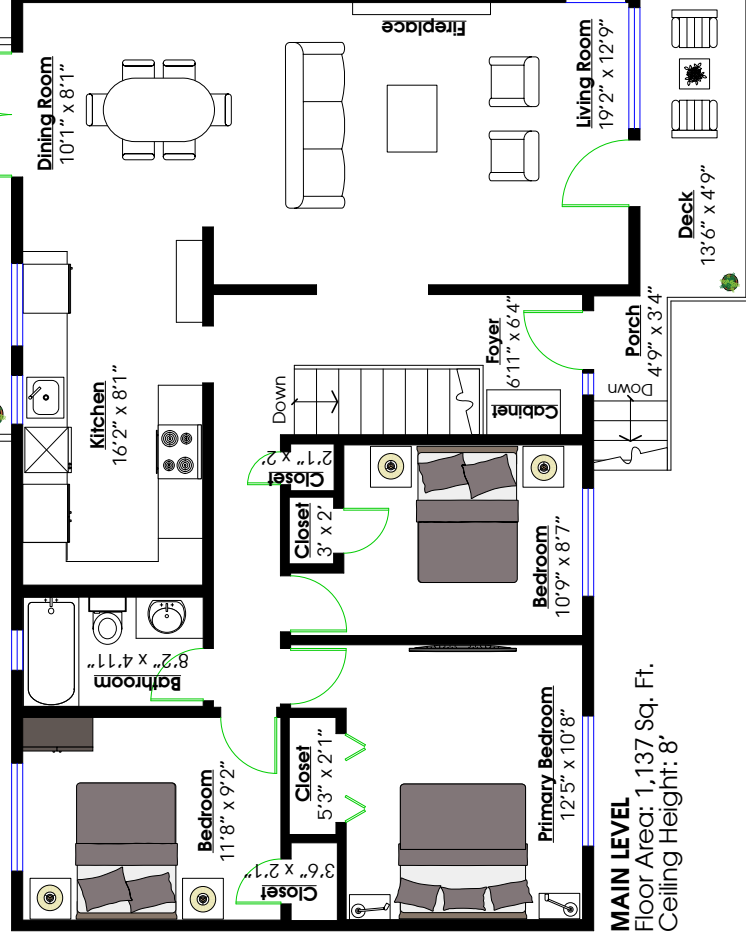
Deck: 652 sq.ft.

Shed: 299 sq.ft.

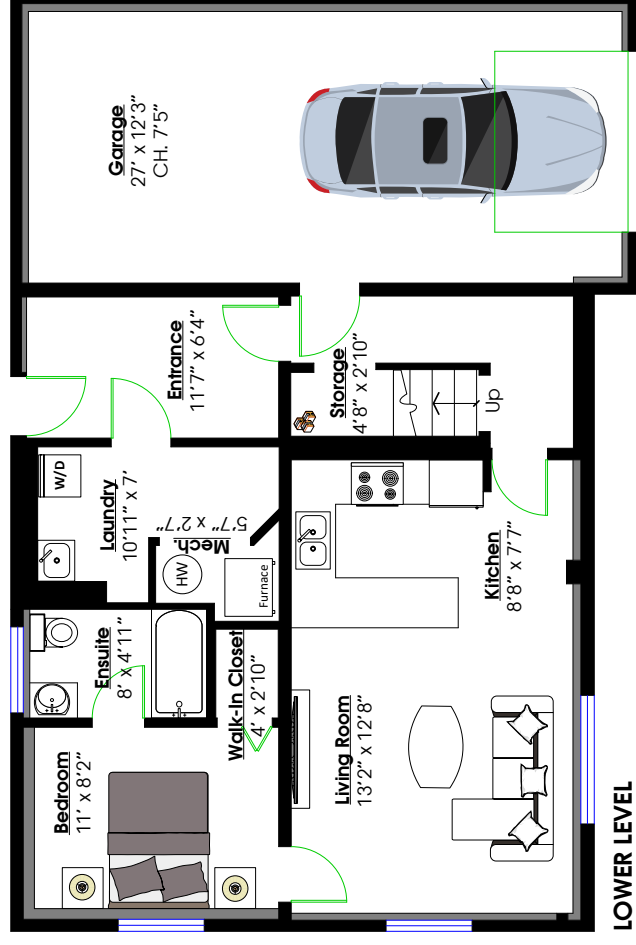
Total: 1,404 sq.ft.



DETACHED SHED
Floor Area: 299 Sq. Ft.
Ceiling Height Varies: 6'11" - 10'5"



MAIN LEVEL
Floor Area: 1,137 Sq. Ft.
Ceiling Height: 8'



LOWER LEVEL
Floor Area: 767 Sq. Ft.
Ceiling Height: 7'3"



0 ft 3 ft 5 ft 10 ft