

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



#303 20239 Michaud Crescent, Langley City

\$418,800

Affordable Living In Style
2 Bedroom, 2 Bathroom, Updated, Corner Unit In Langley City

Updated two bedroom, two bathroom corner unit in City Grande boasts tasteful updated décor with attractive crowns and moldings, tasteful vinyl planking, updated light fixtures and much more. Two bedrooms separated by the living area ensuring privacy for both bedrooms. Attractive living room and dining room area with vinyl plank flooring, gas fireplace and patio door to southwest facing patio. Spacious kitchen with lots of cabinets, stainless appliances and eating area. Affordable price allows you to use a little paint and putter to fix some marks from a wheelchair and then you can just move in and enjoy this terrific corner unit centrally located close to all amenities in Langley City which will have convenient access to sky train when it is operational.

 **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.
The Strata Plan Shows That The Square Footage Is 1,042 Sq. Ft. And BC Floor Plans Measured The Unit To Be 1,071 Sq. Ft.

Features Of This Fine Home...

Main Level: 1,042 SQUARE FEET

Entrance Hall: 8'7 x 6'5



Dining Room: 12'3 x 9'7



Living Room: 12'3 x 11'1



Deck: 12'7 x 7'9



Kitchen: 10'2 x 8'



Eating Area: 12'1 x 6'10



Laundry Room: 7'8 x 4'9



Primary Bedroom: 14' x 11'8



3 Piece Ensuite



Walk-In Closet: 7'3 x 5'1

4 Piece Main Bathroom



Bedroom: 13'1 x 9'1



Features of this Fine Home:

- ✧ **Extensively Updated 2 Bedroom, 2 Bathroom Corner Unit In City Grande**
- ✧ **This Home Boasts Tasteful Updated Décor With New Paint, Attractive Crowns And Moldings, Tasteful Vinyl Planking, Updated Light Fixtures And Much More.**
- ✧ **2 Bedrooms Separated By The Living Area Ensuring Privacy For Both Bedrooms. Attractive Living Room And Dining Room Area With Vinyl Plank Flooring, Gas Fireplace And Patio Door To Southwest Facing Patio.**
- ✧ **Spacious Kitchen With Lots Of Cabinets, Stainless Appliances And Eating Area. Just Move In And Enjoy This Terrific Unit In Central Langley.**
- ✧ **A Little Paint & Putter To Repair Some Marks From A Wheelchair Is All That Is Required For You To Just Move In & Enjoy This Fine Home.**
- ✧ **Central Location Close To All Of The Amenities In Downtown & It Will Have Excellent Access To Skytrain When It Is Operational.**
- ✧ **Strata Fee: \$653.19**
- ✧ **One Parking Stall: #8**
- ✧ **Storage Locker: #303**

COMPLEX: City Grande



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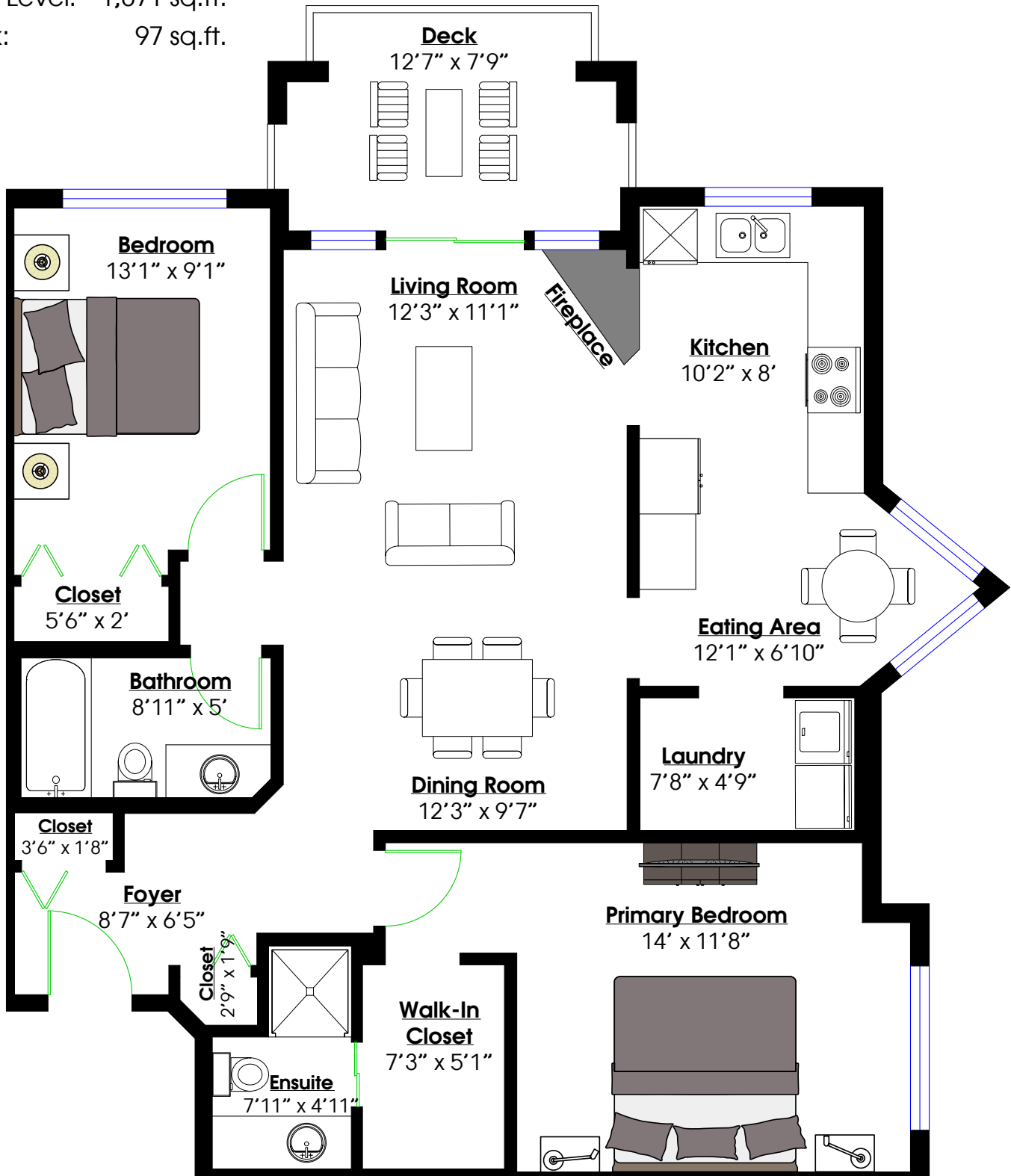
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303-20239 Michaud Crescent, Langley, BC

Total**

Main Level: 1,071 sq.ft.

Deck: 97 sq.ft.



MAIN LEVEL

Floor Area: 1,071 Sq. Ft.

Ceiling Height: 8'



0 ft 3 ft 5 ft 10 ft