

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



24660 51 Ave, Langley

\$595,000.00

Country Gentry
1723 Square Foot Meticulous Rancher
Cleared, Level & Fenced Acre On Quiet No Through Street

Fantastic 1723 square foot rancher with many updates on 1 acre in absolutely prime location at end of a no through street in desirable Salmon River Uplands. Traditional plan three bedroom rancher with two baths and spacious family room and huge double garage (finished to standard that would allow it to be utilized for living space if drywall finishing was completed) is designed for entertaining and family. Spacious living room with cozy fireplace, attractive oak kitchen with scads of cabinets and island, tile floors and spacious eating area, spacious family room with patio door to spacious rear patio, three piece bath adjoining family room [this area could easily accommodate a nanny or extended family]. Three bedrooms including master bedroom with private access to adjoining four piece bath. Updates include: vinyl thermo windows, five year old roof, newer siding, tile floor, paint and decorating, and mid efficiency furnace and heat pump/air conditioner. Fenced yard with huge south facing patio. Greenhouse and garden shed for the person with the green thumb.

If you are looking for a well kept home on gorgeous acre in desirable area in Salmon River Uplands don't miss this fine property. Enjoy one level living at its best in this super 1723 square foot rancher in quiet country setting enabling you escape the rat race and enjoy life.

For Further Details Or Private Viewing Call:

Doug or Bonnie Mitten



Prudential

**Power Play
Realty**

604-533-3231

Main Level: 1723 Square Feet

Living Room – 20' x 13' – Entertaining is easy in the spacious living room with cozy fireplace.



Kitchen - 17' x 12' - Attractive oak kitchen with scads of cabinets, island, tile floors and spacious eating area.



Family Room – 23' x 22' – spacious family room with patio door to spacious rear patio, three piece bath adjoining family room [this area could easily accommodate a nanny or extended family].



Master Bedroom – 12 x 11' - With private access to adjoining four piece bath.



Bedroom – 10.58' x 10'

Bedroom – 10.66' x 10'

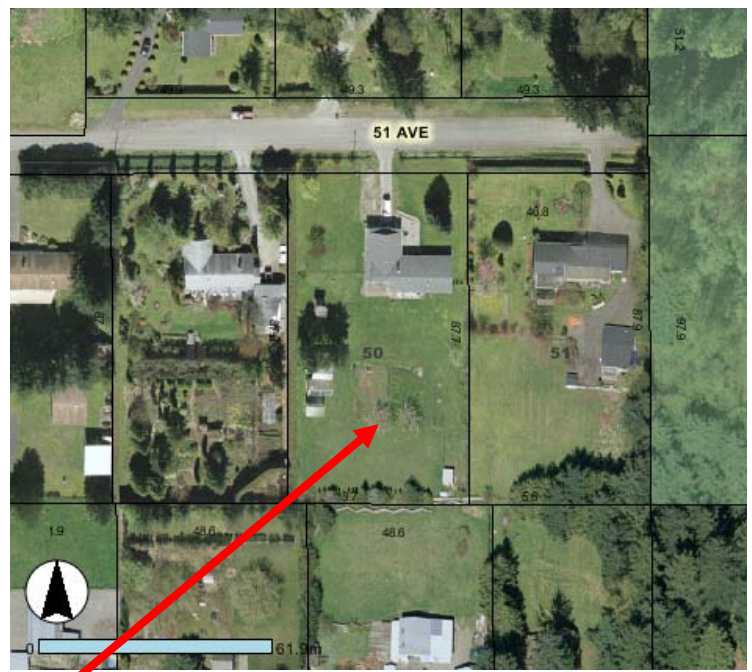
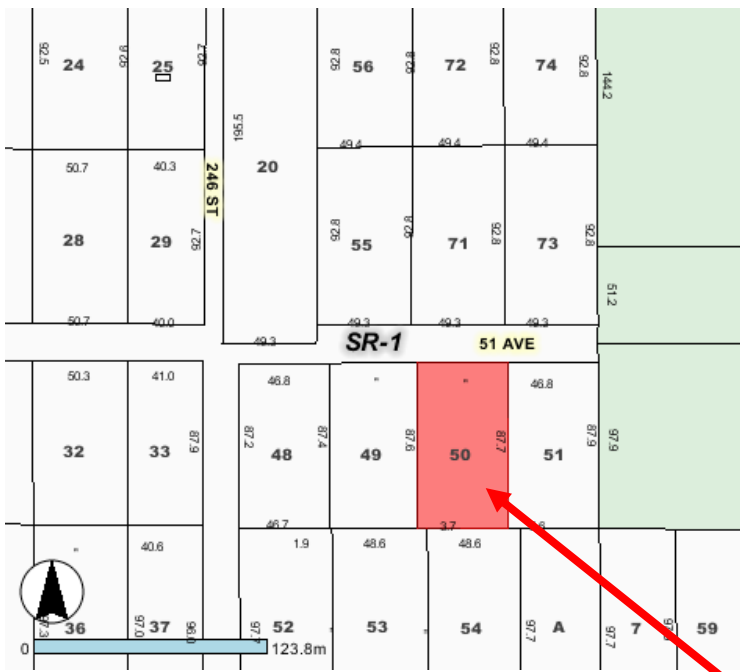


Bathroom 4 Piece

Bathroom 3 Piece

- ★ **Fantastic 1723 Square Foot Rancher With Many Updates On 1 Acre In Absolutely Prime Location At End Of A No Through Street In Desirable Salmon River Uplands.**
- ★ **Traditional Plan Three Bedroom Rancher With Two Baths And Spacious Family Room And Huge Double Garage (Finished To Standard That Would Allow It To Be Utilized For Living Space If Drywall Finishing Was Completed) Is Designed For Entertaining And Family.**
- ★ **Spacious Living Room With Cozy Fireplace.**
- ★ **Attractive Oak Kitchen With Scads Of Cabinets And Island, Tile Floors And Spacious Eating Area.**
- ★ **Three Bedrooms Including Master Bedroom With Private Access To Adjoining Four Piece Bath.**
- ★ **Updates Include: Vinyl Thermo Windows, Five Year Old Roof, Newer Siding, Tile Floor, Paint And Decorating, And Mid Efficiency Furnace And Heat Pump/Air Conditioner.**
- ★ **Fenced Yard With Huge South Facing Patio.**
- ★ **Greenhouse And Garden Shed For The Person With The Green Thumb.**
- ★ **If You Are Looking For A Well Kept Home On Gorgeous Acre In Desirable Area In Salmon River Uplands Don't Miss This Fine Property. Enjoy One Level Living At Its Best In This Super 1723 Square Foot Rancher In Quiet Country Setting Enabling You Escape The Rat Race And Enjoy Life.**

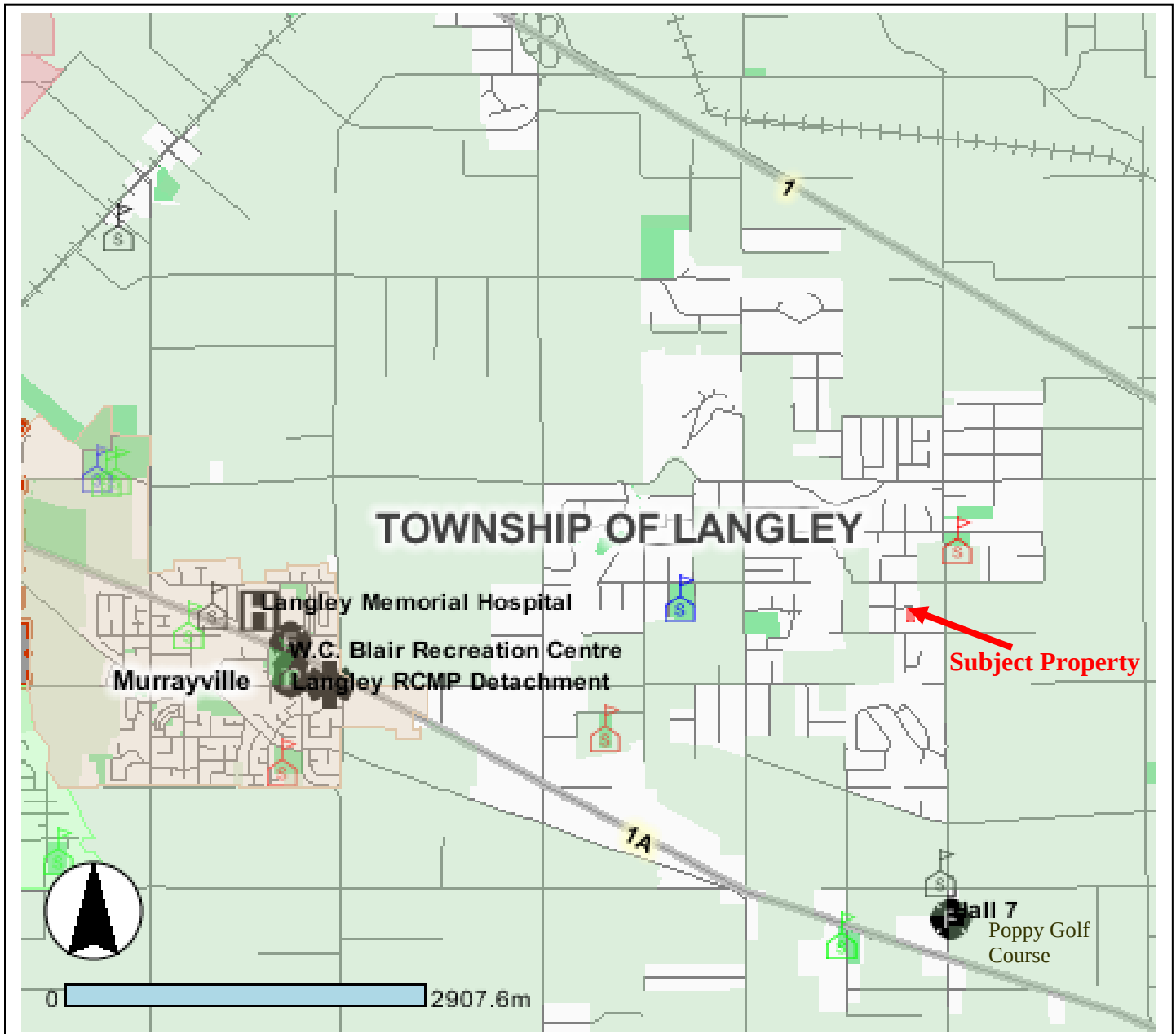
Lot: 1 Acre – 153.54 x 287



Subject Property

Location:

This property is located on a quiet no through street in the desirable Salmon River Uplands area within ten minutes of both public and private schools. Neighborhood shopping is available at the Otter Coop or Murrayville. Easy access to the regional shopping center at Willowbrook ensures convenient access to the most serious shopper. Recreation is available at: Langley Twin Rinks with 2 ice rinks, fitness facilities and casual dining restaurant; the Preston center at 208 Street and 42 Avenue with an ice rink, curling rink and activity rooms and this area boasts easy access to the Blair pool within 15 minutes of this property. If you want to hit the links this property is located within minutes of the Poppy Golf **Course**



All information contained in this brochure while thought to be reliable is not guaranteed to be accurate and should be verified by the purchaser.
An independently owned and operated broker member of The Prudential Real Estate Affiliates, Inc. A subsidiary of
The Prudential Insurance Company of America, owner of the trademarks. Used under license.