For Multi-Picture Tour Go To:

www.mitten-realty-services.com



20410 89A Avenue, Langley **$447,500.00**

Family Home With Room To Roam
1856 Sq. Ft. Split Level – 6307 Sq. Ft. Lot – Walnut Grove

Affordable 1856 sq. ft. split level in central Walnut Grove location with excellent freeway access with spacious open plan designed for family and entertaining and with double garage and 6307 sq. ft. lot with south facing patio and rear yard. Entertainment sized sunken living room with vaulted ceiling and floor to ceiling stone fireplace. Dining room for more formal dining occasions. Kitchen with raised panel oak cabinets and spacious eating area. Spacious family room with floor to ceiling stone fireplace and door to south facing patio. Three spacious bedrooms including master bedroom with three piece ensuite, walk-in closet and door to south facing balcony. Newer roof and updated furnace. Home is due for floor coverings but this price enables a person to compete the updating & build some sweat equity. An affordable opportunity in Walnut Grove.

For Further Details Or Private Viewing Call:

Doug or Bonnie Mitten

at

Prudential | Power Play Realty

(604) 533-3231

Main Level: 674 Square Feet

Entrance Hall – 14’ x 5.66’ - Greet guests out of the weather in the entrance hall with vaulted ceilings and skylight..



Living Room – 17.66’ x 13’ - Entertaining is facilitated in the sunken living room with dramatic vaulted ceiling and floor to ceiling stone fireplace.







Dining Room - 11’ x 9’ - Facilitates more formal dinner gatherings.



Kitchen – 19’ x 8.5’ - Attractive kitchen with raised panel oak cabinets, double sink, built-in dishwasher and spacious eating area for family meals.





<u>Upper Level</u>: 682 Square Feet

Master Bedroom – 14’ x 13’ - With 3 piece ensuite with new floor, walk in closet and patio door to south facing balcony.





3 Piece Ensuite – With new floor.



Bedroom – 11’ x 11’



Bedroom – 10’ x 9’



Bathroom - 4 Piece – With new floor.



<u>Lower Level</u>: 500 Square Feet

Family Room – 21’ x 14 – Spacious family room with floor to ceiling stone fireplace and door to south facing balcony.





Laundry -11’ x 7.58’



Bath: 2 Piece

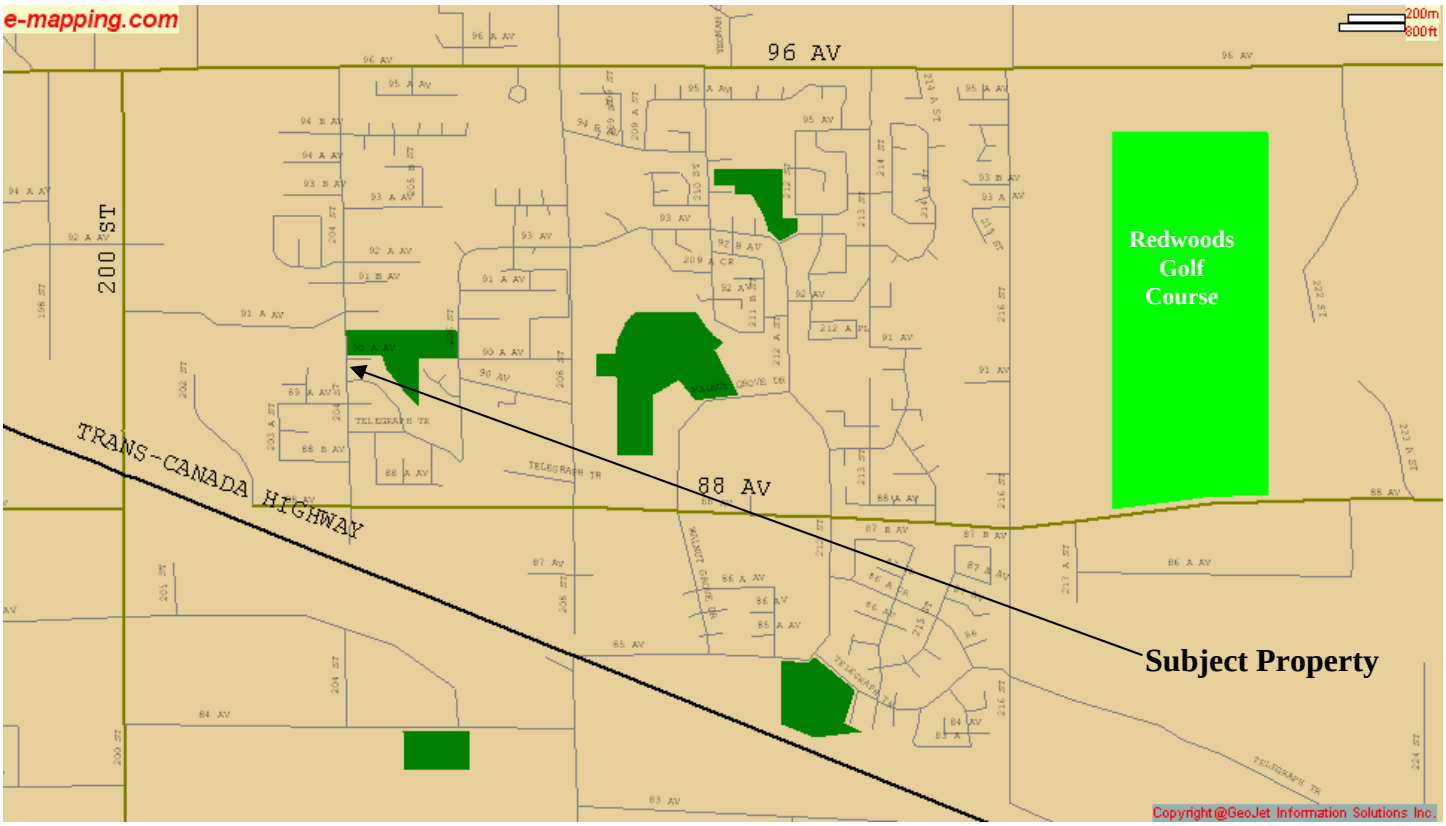
- **Affordable 1856 Sq. Ft. Split Level In Central Walnut Grove Location With Excellent Freeway Access With Spacious Open Plan Designed For Family And Entertaining And With Double Garage And 6307 Sq. Ft. Lot With South Facing Patio And Rear Yard.**
- **Entertainment Sized Sunken Living Room With Vaulted Ceiling And Floor To Ceiling Stone Fireplace.**
- **Dining Room For More Formal Dining Occasions.**
- **Kitchen With Raised Panel Oak Cabinets And Spacious Eating Area.**
- **Spacious Family Room With Floor To Ceiling Stone Fireplace And Door To South Facing Patio.**
- **Three Spacious Bedrooms Including Master Bedroom With Three Piece Ensuite, Walk-In Closet And Door To South Facing Balcony.**
- **Newer Roof And Updated Furnace.**

- ★ **Home Is Due For Floor Coverings But This Price Enables A Person To Compete The Updating & Build Some Sweat Equity. An Affordable Opportunity In Walnut Grove.**
- ★ **Double Garage With Electronic Door Opener.**

Lot: 90.55’ x 65.6’ - 6307 Sq. Ft.

Location:

Langley’s desirable Walnut Grove area boasts excellent freeway access and park and ride services available only a few minutes from this property offers excellent access to Vancouver for those who commute to town or enjoy the city. Walnut Grove offers the convenience of shopping with local malls for day to day convenience including: grocery shopping at Save-On or IGA; banking facilities; video stores; drug stores; a variety of restaurants and coffee shops ; flower shops; professional services; photography studios and much more. Regional shopping can be enjoyed at the Willowbrook Regional Shopping Center or the Guildford Regional Shopping Center both within 10 minutes of Walnut Grove. The Colossus 18 theater complex is just minutes away and the pool and ice rink provide additional recreation facilities. For the golf enthusiast Langley offers abundant opportunities for you to hit the links. The integrated trails system throughout Walnut Grove provides ample opportunity for walking or biking throughout the area.



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