

For Multi-Picture Tour Go To
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8864 204a Street, Langley

\$489,800.00

Family Home On Fenced Lot In Walnut Grove
1312 Sq. Ft. Plus Finished Basement With Unauthorized One Bedroom Suite

A fantastic updated family home boasting tasteful decor, spacious open plan, gorgeous updated kitchen, huge deck & terrific, bright on bedroom unauthorized suite. Main level boasts: entertainment sized living room with cozy gas fireplace framed by built - in bookshelves. Adjoining dining room with patio door to front deck will facilitate your more formal dinner gatherings. Gorgeous updated kitchen with scads of updated maple cabinets, laminate floor, eating area with built-in nook and door to 18'x15' deck overlooking fenced rear yard. Main level boasts three spacious bedrooms including master bedroom with three piece ensuite. Lower level boasts terrific unauthorized one bedroom suite, shared laundry and spacious foyer. Spacious double garage. A super updated family home with one bedroom suite, double garage, fenced yard and terrific central location close to all amenities of Walnut Grove with easy freeway access.

For Further Details Or Private Viewing Call:

Doug or Bonnie Mitten

at



Prudential | Power Play
Realty

604-533-3231

Main Floor: 1312 Square Feet

Living Room – 17.25' x 14.43' - Upper level boasts spacious living room with new carpet and cozy gas fireplace framed by built in book shelves.



Dining Room – 9.83 x 9.16' - Spacious dining room with door to front deck will facilitate more formal dining occasions.



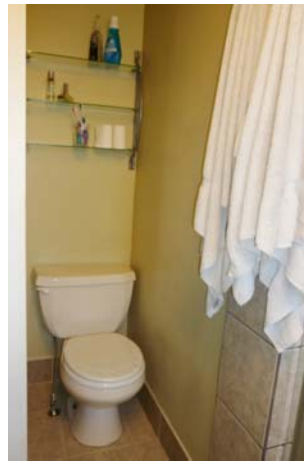
Kitchen – 15' x 9.43' - Gorgeous updated kitchen with scads of updated maple cabinets, laminate floor, eating area with built-in nook and door to 18'x15' deck overlooking fenced rear yard



Kitchen Eating Area – 10.75' x 7.25'



Master Bedroom – 12.91' x 10.91' – Spacious master with three piece ensuite.



Bedroom – 9.5' x 9.43'



Bedroom – 12.91' x 8.43'



Bathroom - 4 Piece



Lower Level: 927 Square Feet

Entrance Hall -9.66' x 7.43.



Shared Laundry – 7.75 x 6.16



Living Room – 12.83' x 12.33'



Kitchen – 8.91' x 8.58'



Dining Area – 12.91' x 12.25'



Bedroom – 10.35' x 10.16'



Bath - 4 Piece



- ★ **A Fantastic Updated Family Home Boasting Tasteful Decor, Spacious Open Plan, Gorgeous Updated Kitchen, Huge Deck & Terrific, Bright On Bedroom Unauthorized Suite.**
- ★ **Main Level Boasts: Entertainment Sized Living Room With Cozy Gas Fireplace Framed By Built - In Bookshelves. Adjoining Dining Room With Patio Door To Front Deck Will Facilitate Your More Formal Dinner Gatherings.**

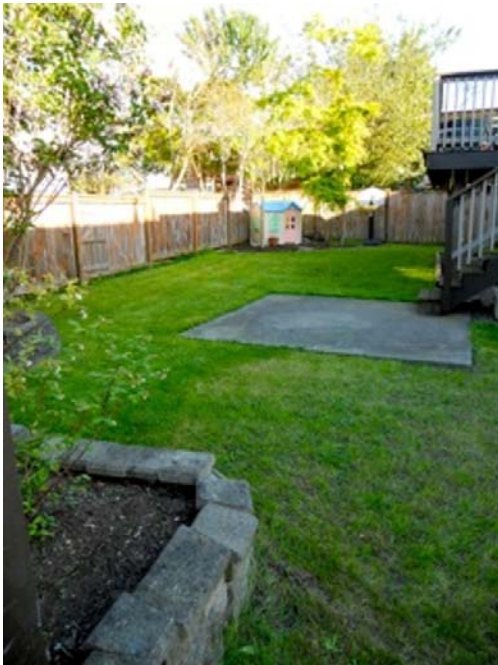
- ★ **Gorgeous Updated Kitchen With Scads Of Updated Maple Cabinets, Laminate Floor, Eating Area With Built-In Nook And Door To 18'x15' Deck Overlooking Fenced Rear Yard.**



- ★ **Main Level Boasts Spacious Bedrooms Including Master Bedroom With Three Piece Ensuite.**
- ★ **Lower Level Boasts Terrific Unauthorized One Bedroom Suite, Shared Laundry And Spacious Foyer.**
- ★ **Spacious Double Garage.**
- ★ **A Super Updated Family Home With One Bedroom Suite, Double Garage, Fenced Yard And Terrific Central Location Close To All Amenities Of Walnut Grove With Easy Freeway Access.**

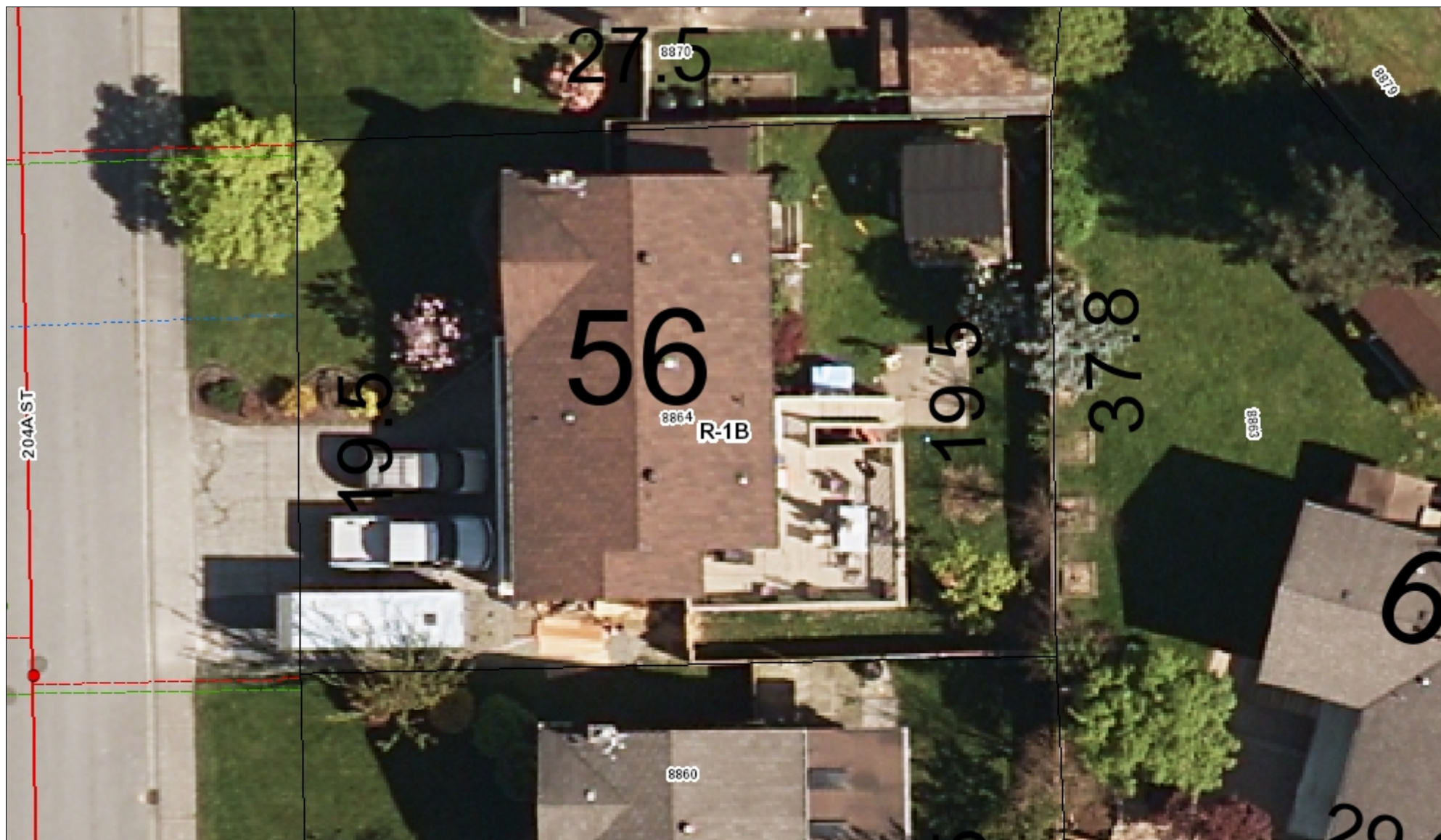
Lot: 63.97' x 90.22 – 5,769 Sq. Ft.

- ★ **Gorgeous Lot On Quiet Street In Central Walnut Grove Location.**



All information contained in this brochure while thought to be reliable is not guaranteed to be accurate and should be verified by the purchaser.
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8864 204a



Scale 1: 200.18

Township of LANGLEY Geosource

Printed 6/8/2011



aerial map

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8864 204a Street



30.2 0 15.10 30.2 Meters



Scale 1: 595

Township of LANGLEY Geosource

Printed: 6/8/2011



Lot map, dimensions, zoning, environmental and utility

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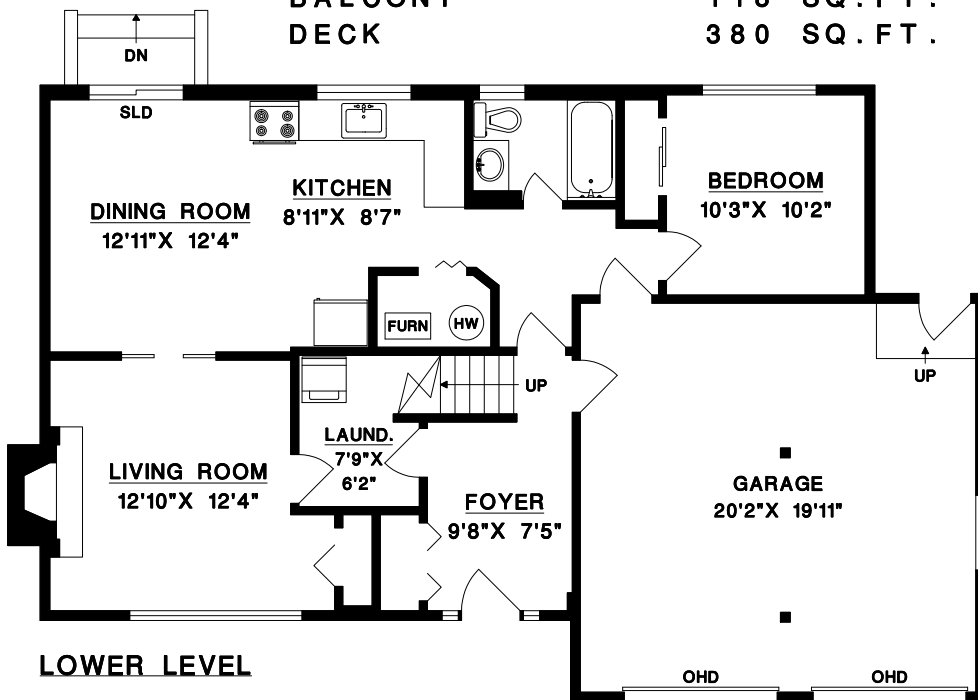
POWER PLAY REALTY

DOUG & BONNIE MITTEN

BUS: 604-290-5480

MAIN LEVEL	1312	SQ. FT.
LOWER LEVEL	927	SQ. FT.
FINISHED AREA	2239	SQ. FT.

GARAGE	429	SQ. FT.
BALCONY	118	SQ. FT.
DECK	380	SQ. FT.



8864 204A STREET,
LANGLEY, B.C.

