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**8884 Hadden Street, Fort Langley**

**\$1,600,000.00**

**Family Home On Quiet Street In Desirable Fort Langley  
2,451 Square Foot Updated Home On 10,549 Square Foot Lot**

Updated family home on 10,549 square foot lot on quiet street in desirable Fort Langley boasts many updates including windows, flooring kitchen, bath, furnace, hot water tank and air conditioning. 1,226 square foot on the main floor with updated vinyl plank flooring boasts entertainment size living room with cozy gas fireplace, spacious dining room with door to large covered deck, attractive updated kitchen with white shaker style cabinets, quartz counters and spacious eating area, three bedrooms and two baths including primary bedroom with two piece ensuite. 1,225 square foot lower level with spacious recreation room with gas fireplace, two bedrooms and three piece bath. A great updated family home in a terrific location on 1/4 ac lot in desirable Fort Langley is value priced for the discerning Buyer.

 **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: 1,219 Square Feet

Living Room: 17'4 x 13'2



Dining Room: 10'9 x 10'2 With Door To Covered Deck



**Sundeck Off Of Dining Room & Kitchen: 24'2 x 11'2**



**Kitchen: 15' x 10'4**



## 5 Piece Main Bathroom



## Primary Bedroom: 13'9 x 10'4



## 2 Piece Ensuite



## Walk-In Closet: 5'2 x 3'9

**Bedroom: 13'11 x 9'8**



**Bedroom: 9'8 x 8'10**



## **Lower Level: 1,225 Square Feet**

**Recreation Room: 16'9 x 12'5**



**Recreation Room 10'3 x 10'1**



**Den: 9'8 x 8'1**



**Mechanical Room: 10' x 8'8**

**3 Piece Bathroom**



**Bedroom: 12'5 x 8'11**



**Bedroom: 10'10 x 8'11**



**Laundry Room: 9'8 x 5'9**



**Mud Room: 9'7 x 7'11**



**Features Of This Home:**



🏡 **Updated Family Home On 10,549 Square Foot Lot On Quiet Street In Desirable Fort Langley Boasts Many Updates Including Windows, Flooring Kitchen, Bath, Furnace, Hot Water Tank And Air Conditioning**

- ⌘ **1,226 Square Foot On The Main Floor With Updated Vinyl Plank Flooring Boasts Entertainment Size Living Room With Cozy Gas Fireplace, Spacious Dining Room With Door To Large Covered Deck, Attractive Updated Kitchen With White Shaker Style Cabinets, Quartz Counters And Spacious Eating Area, Three Bedrooms And Two Baths Including Primary Bedroom With Two Piece Ensuite.**
- ⌘ **1,225 Sq. Ft. Lower Level With Spacious Recreation Room With Gas Fireplace, Two Bedrooms And Three Piece Bath, Den, Laundry & Mud Room.**
- ⌘ **A Great Updated Family Home In A Terrific Location On 1/4 Ac Lot In Desirable Fort Langley Is Value Priced For The Discerning Buyer.**
- ⌘ **A Fantastic Family Home And Great Investment Is An Absolute Must See.**
- ⌘ **Annual Taxes: \$8,271.27.04 (2025)**

**Lot: 87.94' X 119.96' (10,549 Sq. Ft.) Lot**

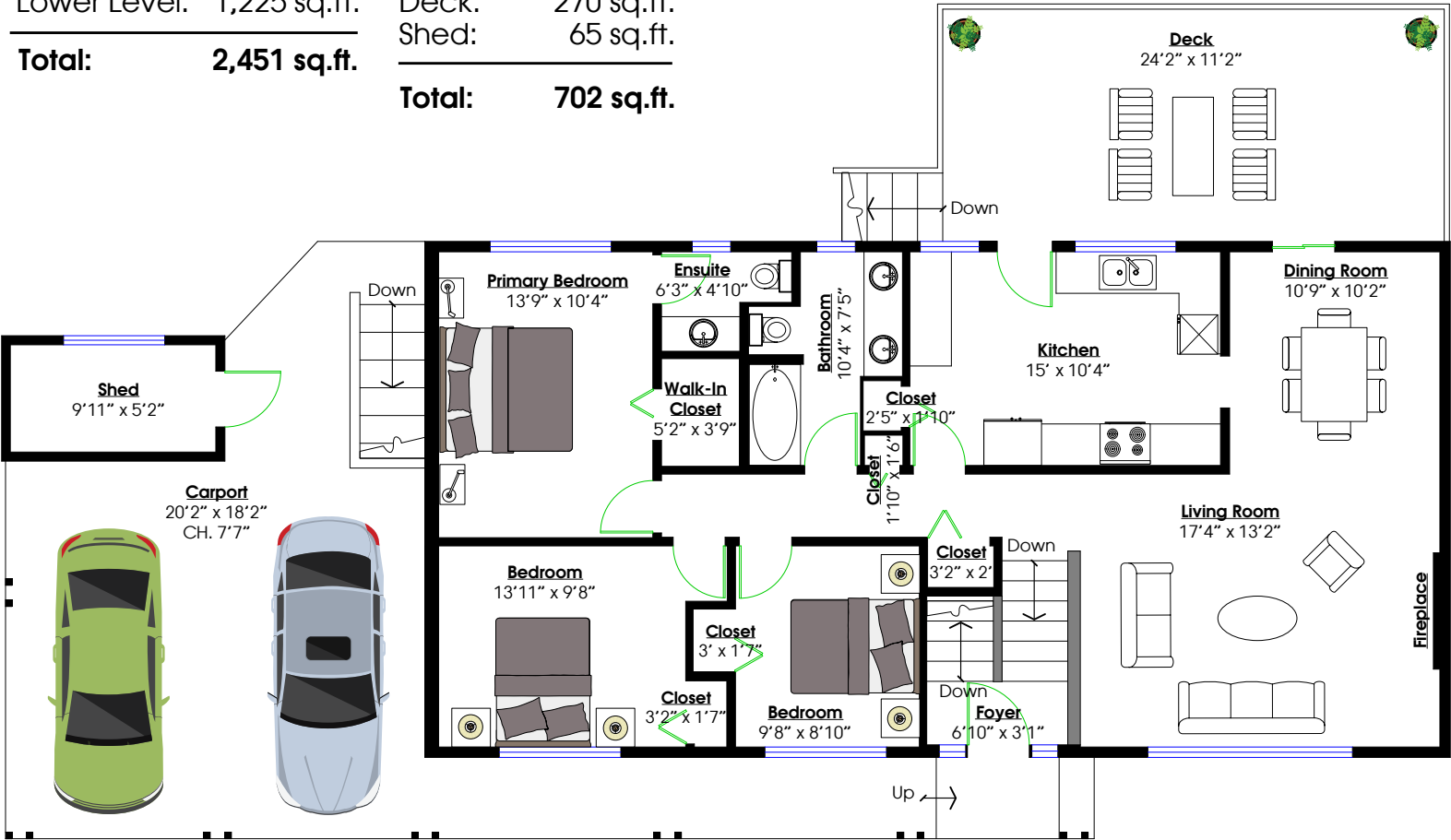


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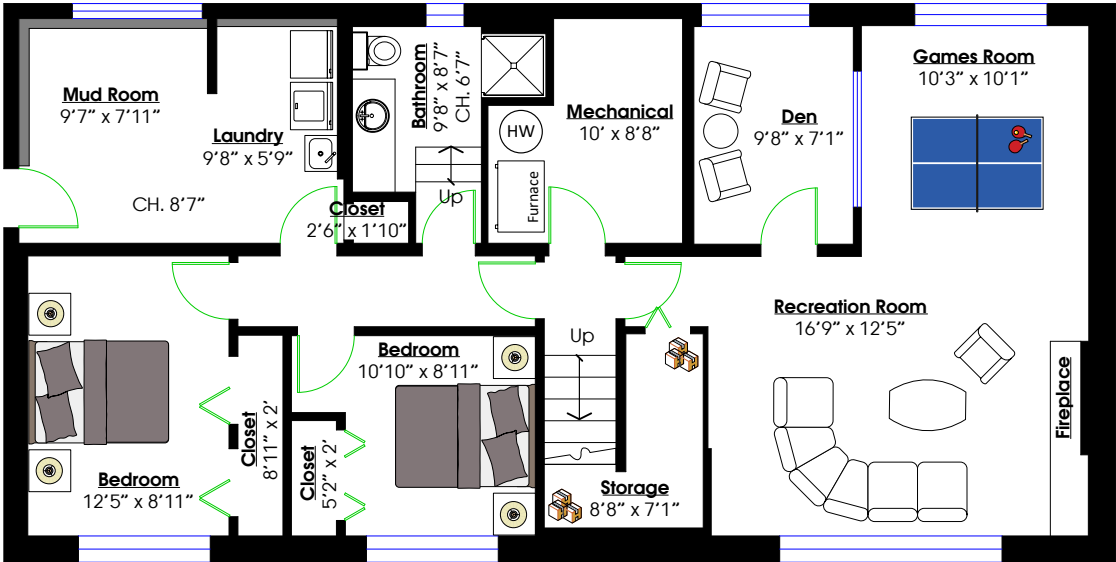
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8884 Hadden Street,  
Langley Twp, BC

|              |              |          |            |
|--------------|--------------|----------|------------|
| Total**      |              |          |            |
| Main Level:  | 1,226 sq.ft. | Carport: | 367 sq.ft. |
| Lower Level: | 1,225 sq.ft. | Deck:    | 270 sq.ft. |
| Total:       |              | Shed:    | 65 sq.ft.  |
|              |              | Total:   | 702 sq.ft. |



**MAIN LEVEL**  
Floor Area: 1,226 Sq. Ft.  
Ceiling Height: 8'



**LOWER LEVEL**  
Floor Area: 1,225 Sq. Ft.  
Ceiling Height: 8'



\*\*While all reasonable attempts have been made to ensure accuracy and the square footage and room dimensions are believed to be correct to ANSI Standards, due to the possibility of human error the information cannot be guaranteed. E&O Insured for \$1,000,000  
\*\* May Include Unfinished areas