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



#8 5365 205 Street, Langley **$278,800.00**

The Good Life Just Keeps Getting Better…

Enjoy The Ultimate In Adult Oriented Living In This 1347 Sq. Ft. Rancher With Loft
Luxury Secure Gated Community Of Morningside Estates

THE GOOD LIFE JUST KEEPS GETTING BETTER! Rancher with loft boasts all of the benefits of one level living plus the convenience of the guest bedroom/hobby room up. Foyer with easy care tile floor welcomes you to this fine home. Entertainment sized living room with corner gas fireplace and door to south facing patio. Dining room with pass through to kitchen facilitates your special dining occasions. Spacious kitchen with scads of cabinets and eating area. Main floor master bedroom and adjoining four piece bath on main. Upper level is great for guests or hobbies with very spacious loft room and three piece bath. two parking spots with single garage and extra spot outside.

Fantastic 1347 square foot rancher with loft in Morningside Estates, a desirable, 18 unit, adult oriented (45+), gated community in a convenient Langley City location. Walking distance to seniors center, transit and shopping. Small, self managed complex with four year old roof, newer paving and very reasonable strata fees ($180).

Imagine, the freedom to spend weekends and evenings pursuing the interests you desire without the burdens of maintaining a single family home and yard. You'll discover that the good life gets even better as professional maintenance frees you from outside chores and the gated community provides the security to allow you to travel in the knowledge that your home is safe and secure in your absence. Enjoy the benefits living in this well kept, quality home in desirable adult oriented gated community of ***"Morningside Estates".***

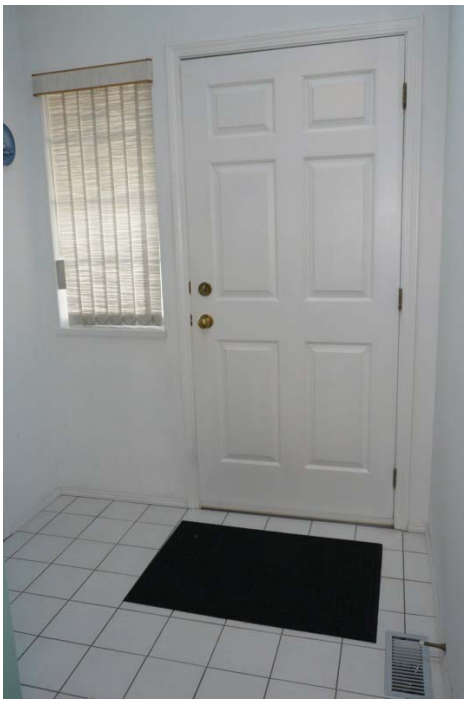
Doug or Bonnie Mitten

Prudential | Power Play Realty

604-533-3231

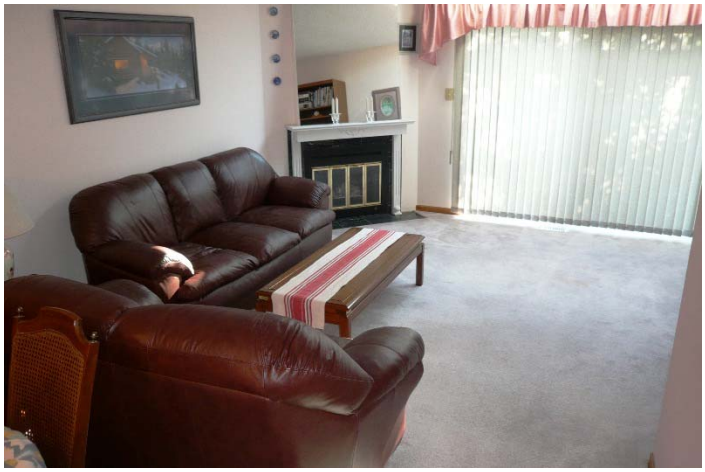
<u>Main Level</u>: 940 Square Feet

Foyer - - Foyer with easy care tile floor welcomes you to this fine home.



Living Room - 15' x 14' – Entertaining is easy in the living room with cozy gas fireplace and door to south facing patio.





Dining Room – 10.83' x 10.5' - Facilitates your more formal dinner gatherings.



Kitchen – 15.5’ x 9.16’ – Attractive oak kitchen with eating area.





Master Bedroom – 13.66’ x 11.66’ - Spacious main floor master bedroom



Bathroom – 4 Piece bathroom with jetted tub.



Laundry Room – 8.16’ x 5.5’

<u>Upper Level</u>: 407 Square Feet

Loft – 21.33’ x 10.83’







Bathroom – 3 Piece





- **The Good Life Just Keeps Getting Better! Rancher With Loft Boasts All Of The Benefits Of One Level Living Plus The Convenience Of The Guest Room/Hobby Room & Bathroom Up.**



- **Foyer With Easy Care Tile Floor Welcomes You To This Fine Home.**
- **Spacious Living Room And Dining Room With Cozy Gas Fireplace And Door To South Facing Patio.**



- **Attractive Oak Kitchen With Scads Of Cabinets & Eating Area.**
- **Main Foor Master Bedroom.**
- **Eighteen Unit, Adult Oriented (45+), Gated Community With Four Year Old Roofs, Recent Paving & Affordable Strata Fees ($180.00).**





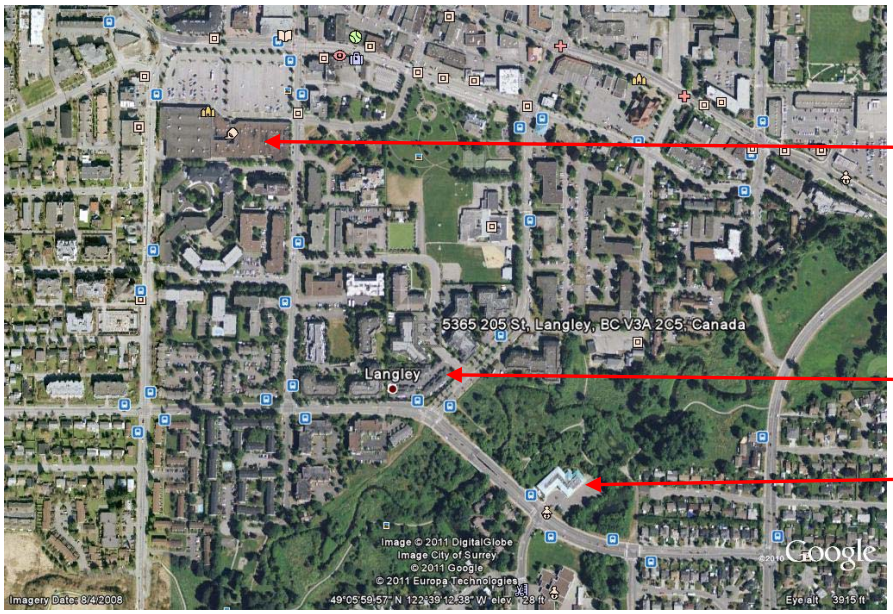


★ **Single Garage & Second Outside Parking Is Added Bonus.**





★ **Walking Distance To Senior's Center, Shopping & Transit.**



★ **Annual Taxes: $2,306.12**

★ **Strata Fees: $180.00**

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