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20624 87 Ave Langley

\$454,900.00

TRADITIONAL PLAN WITH CRAFTSMAN STYLING **2359 Sq. Ft. Two Storey With Basement In Discovery Town**

Affordable living in this well cared for two storey plus basement family home in desirable 'Discovery Town' close to all of the amenities in Walnut Grove and with convenient freeway access. Boasting spacious traditional plan with attractive decor, hardwood floors, three bedrooms up and one bedroom down as well as three and a half baths. Entertaining is easy in the spacious living room and dining room with gorgeous hardwood floors. Attractive kitchen with scads of cabinets and tile floor. Family room with gorgeous hardwood floors adjoins the kitchen. Lower level with outside entrance boasts recreation room with rough-in for kitchen, bedroom and four piece bath. Upper level with three spacious bedrooms including spacious master bedroom with sitting area and four piece bath. Super curb appeal with craftsman styling with covered front porch. Affordable living in style.

Doug or Bonnie Mitten



604-533-3231

Main Floor: 801 Square Feet

Living Room – 14' x 13' - Formal entertaining is facilitated in the living room with bay window gorgeous hardwood floors.



Dining Room – 13' x 9' - Dining room with hutch alcove and hardwood floors will facilitate your more formal dinner parties and special dining occasions.



Kitchen - 10' x 9.5' – Attractive kitchen with scads of cabinets and tile floor.



Eating Area – 9' x 8'



Family Room – 13' x 10' - Family room with gorgeous hardwood floors will facilitate your casual entertaining and family fellowship in style.



Bathroom - 2 Piece Powder Room

Upper Level: 801 Square Feet

Master Bedroom – 17.25' x 12' - Spacious master pampers you with **sitting area** and **four piece ensuite**.



Master Bedroom Ensuite



Bedroom – 10' x 10'



Bedroom – 10' x 9.5'



Bathroom - 4 Piece



Lower Level: 757 Square Feet

Recreation Room - 18' x 12.4' – Spacious recreation room with rough in for kitchen facilitates family fun and fellowship.



Bedroom Room – 16' x 11'



Bathroom - 4 Piece



- ★ **Affordable Living In This Well Cared For Two Storey Plus Basement Family Home In Desirable 'Discovery Town' Close To All Of The Amenities In Walnut Grove And With Convenient Freeway Access.**
- ★ **Boasting Spacious Traditional Plan With Attractive Decor, Hardwood Floors , Three Bedrooms Up And One Bedroom Down As Well As Three And A Half Baths.**
- ★ **Entertaining Is Easy In The Spacious Living Room And Dining Rm With Gorgeous Hardwood Floors.**
- ★ **Attractive Kitchen With Scads Of Cabinets And Tile Floor.**
- ★ **Family Room With Gorgeous Hardwood Floors Adjoins The Kitchen.**
- ★ **Lower Level With Outside Entrance Boasts Recreation Room With Rough-In For Kitchen, Bedroom And Four Piece Bath.**
- ★ **Upper Level With Three Spacious Bedrooms Including Spacious Master Bedroom With Sitting Area And Four Piece Bath. Upstairs Laundry Facilities Provide For The Utmost In Convenience.**
- ★ **Super Curb Appeal With Craftsman Styling With Covered Front Porch. Affordable Living In Style.**



Lot: 25.91 x 89.56- 2336 Square Feet



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

20624 87 Ave Langley



76.23 0 38.11 76.2
Meters



Scale 1: 2,000.73

Township of
LANGLEY Geosource

Printed 7/4/2011

Neighbourhood Map

The data provided is a compilation of geographic information drawn together from a variety of sources, historic and current, and does not necessarily include everything and anything for a particular purpose; and the person utilizing this information does so entirely at their risk as the Township of Langley assumes no obligation or liability for the use of this information by any person and makes no representations or promises regarding the completeness or accuracy of the information or its fitness for a particular purpose.



20624 87 Ave Langley



38.92 0 19.46 38.9
Meters



Scale 1: 1,021.40

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Aerial Map

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