For Multi-Picture Tour Go To:

www.mitten-realty-services.com



20291 36B Avenue, Langley **$498,800.00**

FAMILY HOME WITH GORGEOUS LOT

1990 Square Foot Extensively Updated Split Level
10,453 Sq. Ft. Fenced Lot With KOI Ponds

Fantastic completely updated family split level on 1/4 acre lot on terrific street in the desirable Brookswood area. This home is designed for entertaining and family. Main level boasts living room with bay window, dining room with hutch alcove and patio door to large rear deck, gorgeous updated oak kit with tile floors and eating area and entrance hall with granite tile floors. Spacious family room adjoining the kitchen with corner gas fireplace and patio door to rear patio. Den for home office or computer needs. Two and a half baths and three bedrooms including master with three piece ensuite. Updates include gorgeous laminate floors, vinyl thermo windows, roof, gas fireplace, paint and decorating, mouldings and crowns, furnace, doors, upgraded insulation, kitchen, siding, power smart upgrades and more. Updated home with double carport is located on fenced, nicely lndscped 1/4 acre lot with koi pond and waterfall.

For Further Details Or Private Viewing Call:

Doug or Bonnie Mitten

at

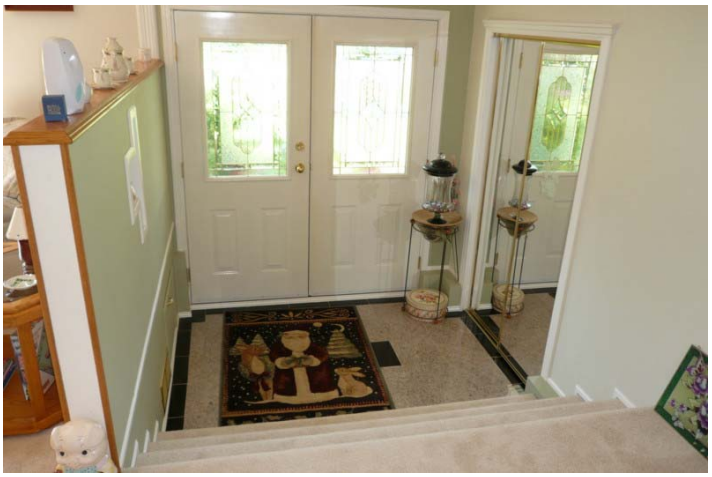
Prudential | Power Play Realty

(604) 533-3231

Features Of This Home...

Main Level: 656 Square Feet

Foyer - 13’ x 7’ - Greet guests in the bright and spacious foyer with granite tile floors.



Living Room - 18’x15’ - Entertaining is easy in this spacious formal living room with bay window.





Dining Room – 10.5’ x 9.66’ - More formal dinner parties are facilitated in the spacious dining room with hutch alcove and patio door to rear deck.



Kitchen - 15’ x 10’ - Updated kitchen with gorgeous oak cabinets, tile floors and spacious eating area to facilitate your family meals and casual dining.



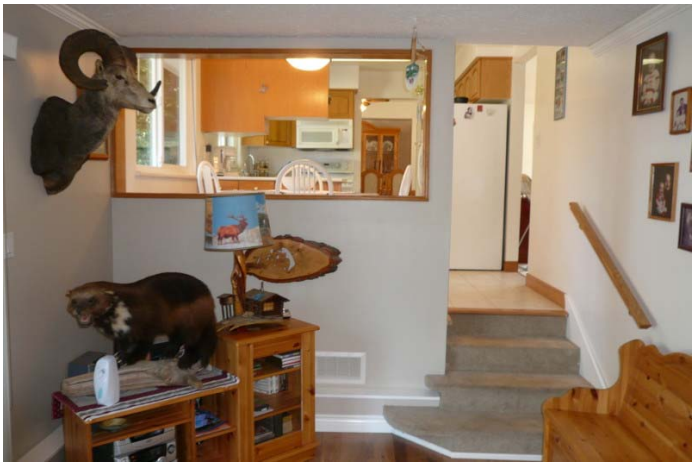


Lower Level: 697 Square Feet

Family Room - 21’ x 13’ - Casual entertaining and family fellowship is facilitated in the family room with gorgeous laminate floors, cozy corner gas fireplace and door to rear patio.





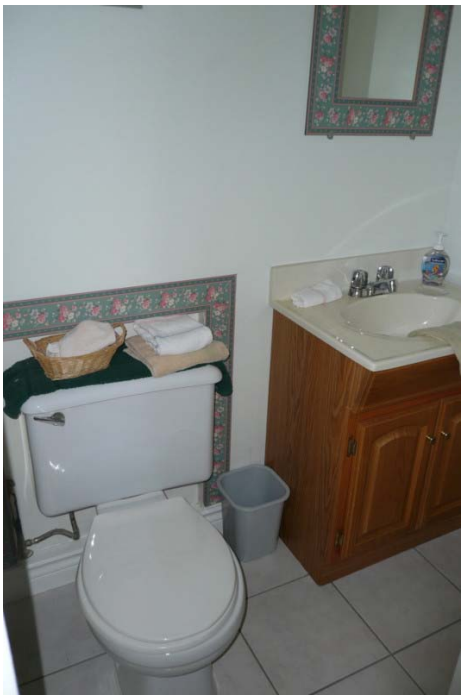


Den - 14’ x 10’ - Your home office and computer needs are facilitated in the spacious den.



Laundry – 9.75’ x 6’ – Spacious laundry with cabinets and laundry tub.





Bath: 2 Piece

<u>Upper Level</u>: 637 Square Feet

Master Bedroom - 12’ x 11’ - Spacious master pampers you with 3 piece ensuite with shower.



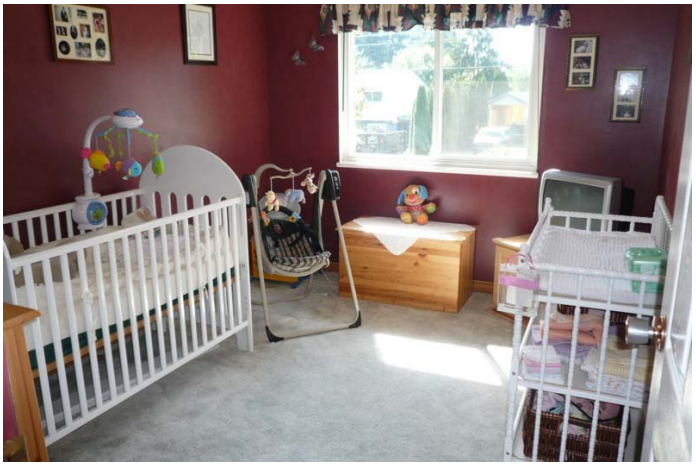
Bathroom - 3 Piece Ensuite



Bedroom – 12’ x 9.25’- With attractive chair rail, laminate floors and attractive crowns.



Bedroom – 12’ x 9’



Bathroom - 4 Piece



- **What A Great Place To Raise Your Family!!!. Fantastic Completely Updated 1990 Sq. Ft. Family Split Level On 1/4 Acre Lot On Terrific Street In The Desirable Brookswood Area.**



- **Entertaining Is Easy In This Spacious Formal Living Room With Bay Window.**
- **More Formal Dinner Parties Are Facilitated In The Spacious Dining Room With Hutch Alcove And Patio Door To Rear Deck.**
- **Updated Kitchen With Gorgeous Oak Cabinets, Tile Floors And Spacious Eating Area To Facilitate Your Family Meals And Casual Dining.**
- **Casual Entertaining And Family Fellowship Is Facilitated In The Family Room With Corner Gas Fireplace And Patio Door To Rear Patio.**
- **Den For Home Office Or Computer Needs.**
- **Two And A Half Baths And Three Bedrooms Including Master With Three Piece Ensuite.**
- **Updates Include Gorgeous Laminate Floors, Vinyl Thermo Windows, Roof, Gas Fireplace, Paint And Decorating, Mouldings And Crowns, Furnace, Doors, Upgraded Insulation, Kitchen, Siding, Power Smart Upgrades And More.**
- **Updated Home With Double Carport.**

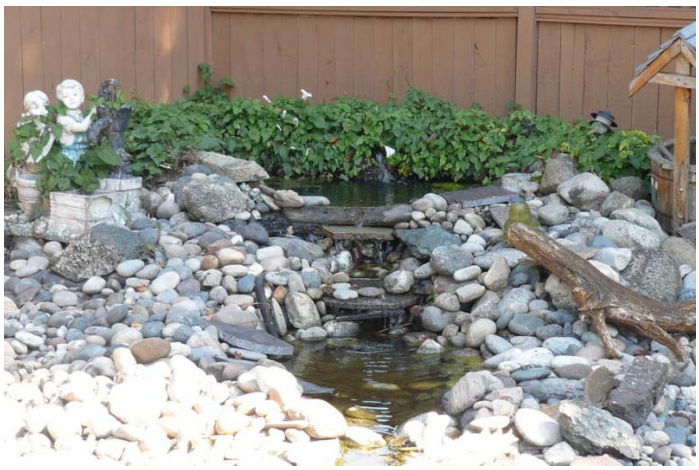
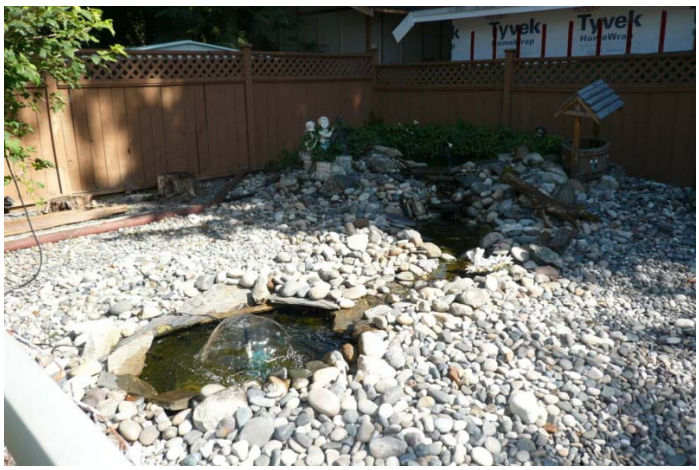
- **If You Are Looking For A Terrific Home In A Great Location And On An Absolutely Gorgeous Lot To Raise Your Family In You Absolutely Have To See This Fine Property.**
- **The Good Life Just Doesn't Get Much Better Than This.**

Lot: 78.6' x 133' – 10,453 Sq. Ft.

- **All This And More On Gorgeous Fenced 10,453 Square Foot Extensively Landscaped ¼ Lot With Koi Pond, Water Features And Waterfall.**





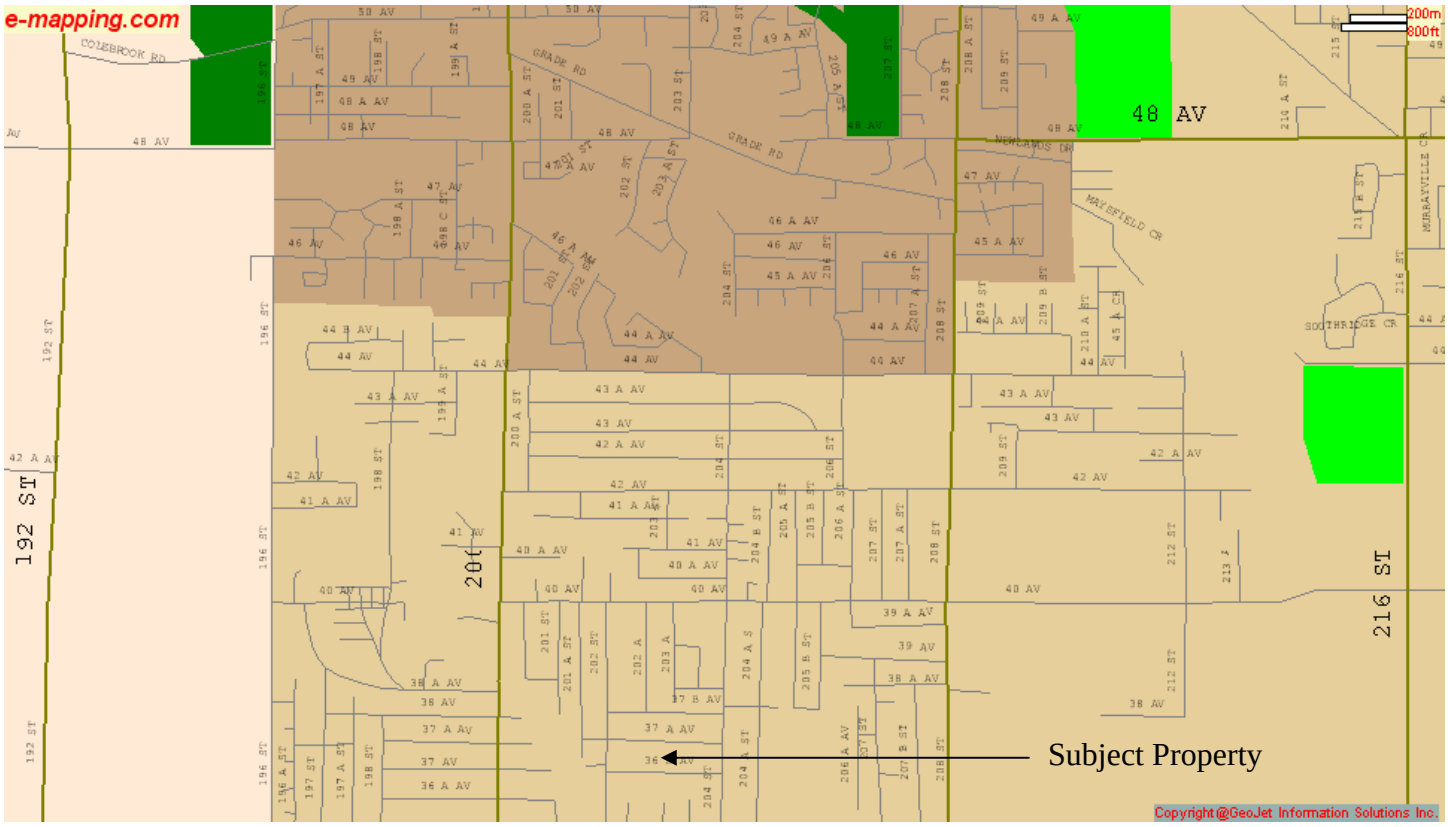




★ **Absolute Privacy And Terrific Entertaining Facilities With New Wood Deck, Patio With Hot Tub, Raised Gardens And More.**

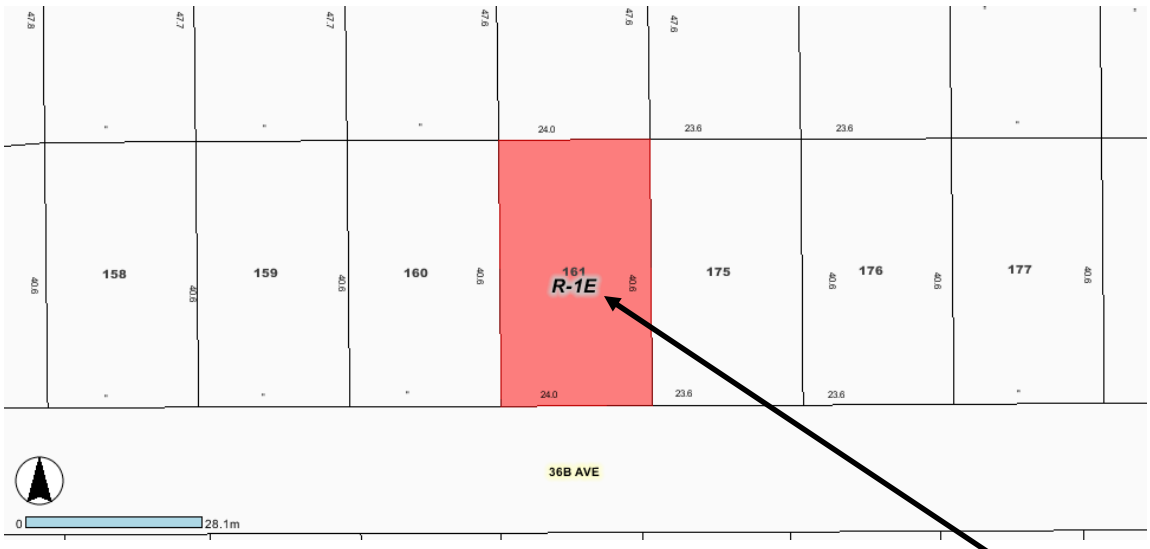
Location:

This property is located in a desirable area of Brookswood. Boasting the utmost in convenience with easy access to schools and the convenience of neighborhood shopping, coupled with easy access to the regional shopping center at Willowbrook ensures convenient access to the most serious shopper. Recreation is available at the civic center at 208 Street and 42 Ave with an ice rink, curling rink and activity room and this area boasts easy access to the Blair pool and Twin Rinks both within 10 minutes of this property. Langley boasts many golf courses to accommodate the recreational needs of all level of golfer.



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20291 36 B Ave Lot Map



20291 36 B Ave Aerial View

Subject Property

