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4 27234 30 Avenue, Langley

\$548,800

Desirable 1587 SQ. Ft. Family Townhome

Beautifully crafted home features many upgrades including quartz counters, soft close cabinets, stainless steel appliances, crown molding, designer colors, blade doors on closets, on-demand hot water system and side by side double garage. Main level of this super end unit, family home boasts entertainment sized great room with laminate floors, gas fireplace and door to Juliet balcony, spacious dining room and absolutely gorgeous kitchen with attractive off-white soft close cabinets, stainless appliances, quartz counters and island with breakfast bar, two piece powder room and door to covered balcony with gas hookup for bbq and stairs to attractive rear yard and patio. Upper level boasts two baths and three bedrooms including master bedroom with three piece ensuite. Lower level w/spacious entrance hall, laundry room/two piece bath and den with door to rear yard. Affordable strata fees. Pets allowed with restrictions. A great family home with double side by side garage and just minutes to the new Aldergrove Credit Union Community Recreation Center and Otter Coop Outdoor Experience with aquatic facility with pool and aquatic play features.

For Further Details Or Private Viewing Call:

Doug, Bonnie or David Mitten

at



604-533-3231

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

Main Level: 623 Square Feet

Living Room: 16'10 x 14'6



Dining Room: 9'9 x 9'8



Kitchen: 11'2 x 10'5



2 Piece Powder Room



UPPER LEVEL: 659 Square Feet

Master Bedroom 13'2 x 11'4



3 Piece Ensuite



Bedroom: 11'7 x 9'8

Bedroom: 11'1 x 8'11



4 Piece Main Bathroom



LOWER LEVEL: 305 Square Feet

Foyer: 12'4 x 5'6



Den: 9'9 x 9'5



2 Piece Bathroom & Laundry Room



Features Of This Fine Property:



- **Beautifully Crafted End Unit Features Many Upgrades Including Quartz Counters, Soft Close Cabinets, Stainless Steel Appliances, Crown Molding, Designer Colors, Blade Doors On Closets, On-Demand Hot Water System And Side By Side Double Garage.**
- **Main Level Of This Super Family Home Boasts Entertainment Sized Great Room With Laminate Floors, Gas Fireplace And Door To Juliet Balcony, Spacious Dining Room And Absolutely Gorgeous Kitchen With Attractive Off-White Soft Close Cabinets, Stainless Appliances, Quartz Counters And Island With Breakfast Bar, Two Piece Powder Room**



- **Door To Covered Balcony With Gas Hookup For BBQ And Stairs To Attractive Rear Yard And Patio**



- **Upper Level With 2 Baths & 3 Bdrms Including Master With 3 Piece Ensuite.**
- **Lower Level With Spacious Entrance Hall, Laundry Room/2 Piece Bath & Den With Door To Rear Yard.**
- **Your Kids Will Enjoy The Playground Next To The Unit & This Unit Is Located Within Walking Distance To The Aldergrove Credit Union Community Center & Otter Coop Outdoor Experience & Aquatic Facility With Pool & Play Features.**



- **Affordable Strata Fees & Pets Allowed With Restrictions.**
- **Property Taxes: \$2,954.32 (2017)**
- **Strata Fees: \$231.67**



Performance
Power Play Realty

Doug, Bonnie & David Mitten

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**#4 – 27234 30 Avenue,
Langley, B.C.**

Totals**

Main level: 623 sq. ft.
Upper level: 659 sq. ft.
Lower level: 305 sq. ft.
Total: 1,587 sq. ft.

Garage: 362 sq. ft.
Mechanical: 11 sq. ft.
Deck: 96 sq. ft.
Balcony: 11 sq. ft.
Patio: 136 sq. ft.
Total: 616 sq. ft.

