

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



26992 25A Avenue, Langley (Aldergrove)

\$1,549,800.00

3,349 Sq. Ft, Family Home on 7,039 Sq. Ft. Lot

On Quiet Street In Aldergrove Close to Schools, Parks and Shopping

3,349 square foot family home on 7,039 square foot lot on quiet street in very nice neighbourhood of Aldergrove. This traditional plan home must be seen with main floor boasting entertainment sized dining room and living room with cozy gas fireplace, spacious kitchen with white cabinets, island with breakfast bar, stainless steel appliances eating area with door to rear patio and yard, family room with gas fireplace, two piece bath and laundry room. Upper level boasts four spacious bedrooms and two baths including master bedroom with private patio, walk-in closet and five piece ensuite. Fully finished basement with separate entrance boasts spacious living room, bar room, two bedrooms, four piece bath and laundry room. Double garage and RV parking. Fenced yard with hot tub, garden shed and large patio that doubles as 'sport court' area. A must see for the discerning Buyer.



The Mitten
REAL ESTATE TEAM

Doug, Bonnie & David Mitten

(604) 290-5480

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

Features Of This Fine Home...

Main Level: 1,181 Square Feet

Foyer: 11'11 x 5'7



Living Room: 16'1 x 12'8



Dining Room: 11'3 x 10'2



Kitchen: 15'5 x 14'10



Family Room: 14'10 x 13'



Eating Area: 8'3 x 6'1

2 Piece Powder Room



Laundry Room: 8'2 x 6'8



UPPER LEVEL: 1,024 Square Feet

Upper Hallway



4 Piece Main Bathroom



Primary Bedroom: 16'10 x 13'7



5 Piece Ensuite



Walk-In Closet: 9'11 x 4'8

Bedroom: 12'4 x 9'10



Bedroom: 10'11 x 10'6



Bedroom: 11'11 x 10'3



Lower Level: 1,144 Square Feet

Bedroom: 14'4 x 11'10



Laundry Room: 5'11 x 5'4

Bedroom: 11'3 x 9'5



Recreation Room With Wet Bar With R/I For Stove: 26' x 14'9"



4 Piece Bathroom



Mechanical Room: 8'1 x 4'8"

Features Of This Fine Home:

- 🏡 **3,349 Square Foot Family Home On 7039 Square Foot Lot On Quiet Street In Very Nice Neighbourhood Of Aldergrove.**
- 🏡 **This Traditional Plan Home Must Be Seen With Main Floor Boasting Entertainment Sized Dining Room And Living Room With Cozy Gas Fireplace, Spacious Kitchen With White Cabinets, Island With Breakfast Bar, Stainless Steel Appliances Eating Area With Door To Rear Patio And Yard, Family Room With Gas Fireplace, Two Piece Bath And Laundry Room.**
- 🏡 **Upper Level Boasts Four Spacious Bedrooms And Two Baths Including Master Bedroom With Private Patio, Walk-In Closet And Five Piece Ensuite.**
- 🏡 **Fully Finished Basement With Separate Entrance Boasts Spacious Living Room, Wet Bar Room With Rough-In For Stove, Two Bedrooms, Four Piece Bath And Laundry Room.**
- 🏡 **Large Patio With Hot Tub & Room For Patio Seating & Still Room To Double As A 'Mini Sport Court'.**



- 🏡 **Double Garage And RV Parking.**
- 🏡 **Gross Taxes: \$5,118.23**

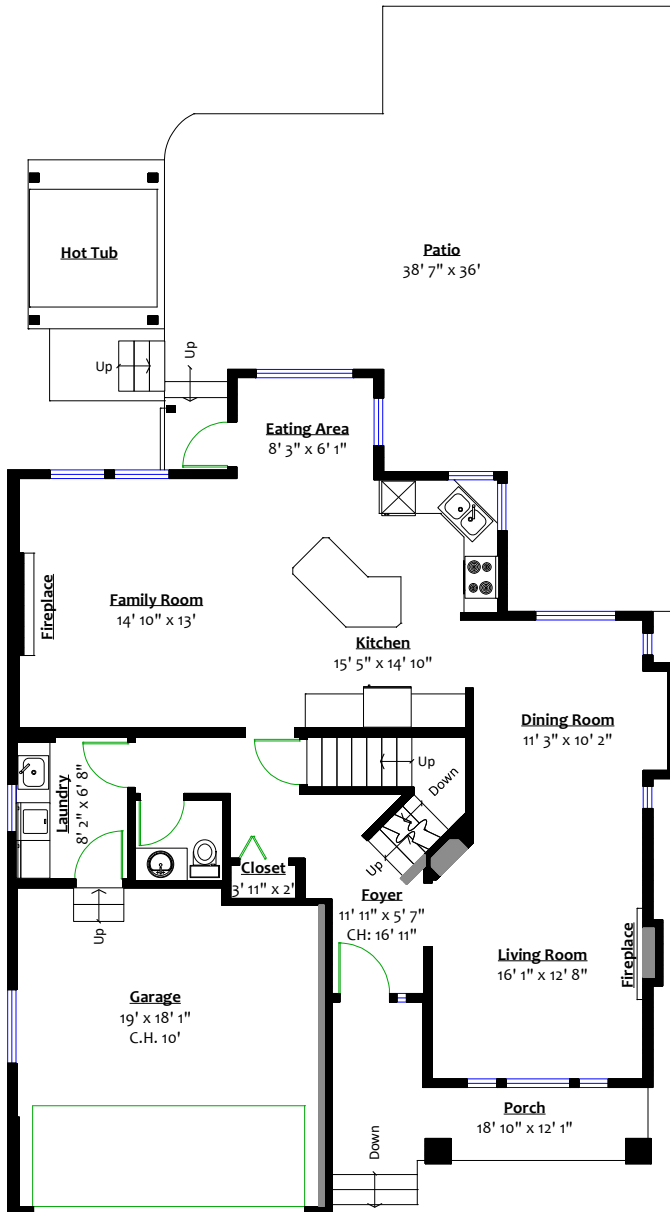
26992 25A Avenue, Langley, B.C.

Totals**

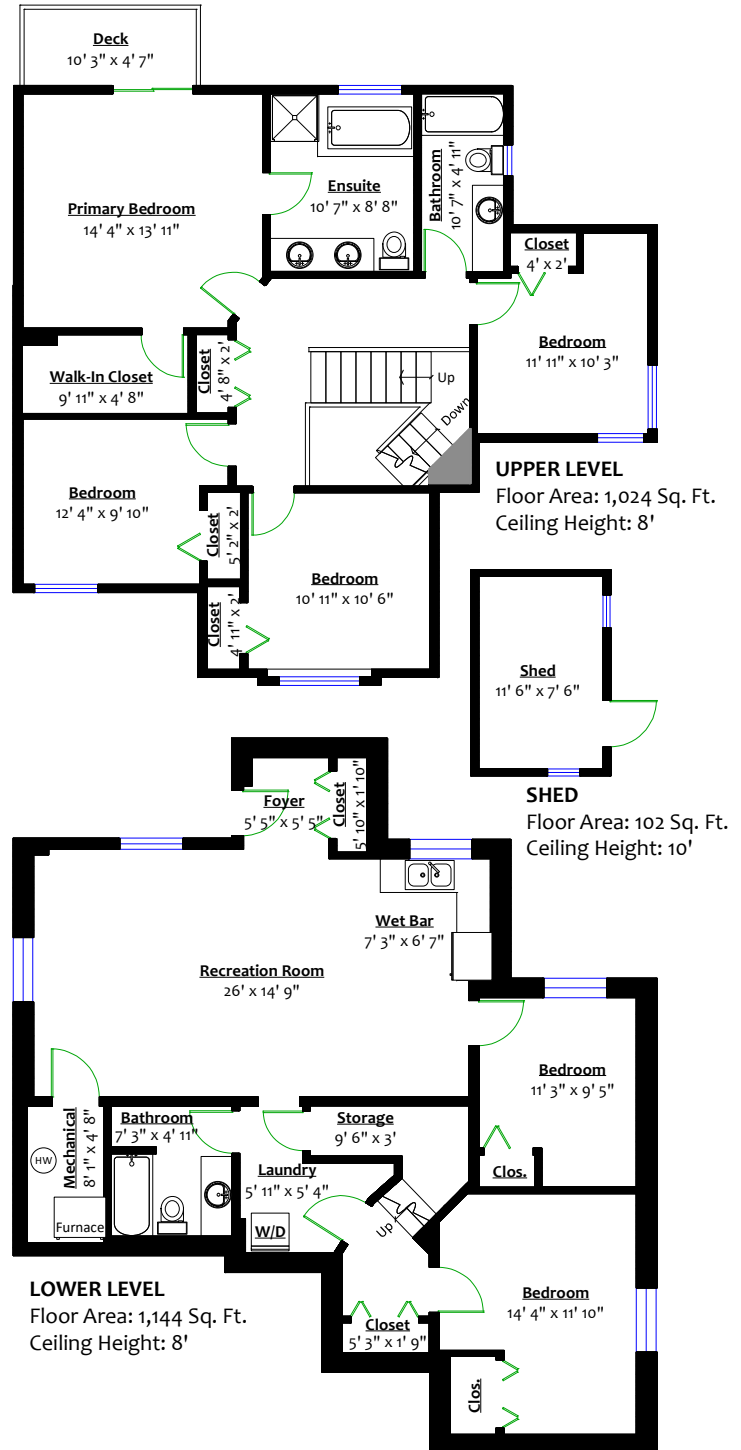
Main Level:	1,181 sq. ft.	Garage:	366 sq. ft.
Upper Level:	1,024 sq. ft.	Porch:	110 sq. ft.
Lower Level:	1,144 sq. ft.	Patio:	898 sq. ft.
Total:	3,349 sq. ft.	Shed:	102 sq. ft.
		Deck:	47 sq. ft.
		Total:	1,523 sq. ft.



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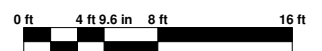
MAIN LEVEL
Floor Area: 1,181 Sq. Ft.
Ceiling Height: 8'



UPPER LEVEL
Floor Area: 1,024 Sq. Ft.
Ceiling Height: 8'

SHED
Floor Area: 102 Sq. Ft.
Ceiling Height: 10'

LOWER LEVEL
Floor Area: 1,144 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

LOT: 54.32' x 128.33' – 7,039 Sq. Ft.



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