

For Multi-Picture Tour Go To:
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22104 45a Street, Langley

\$627,800

Fantastic 2191 Sq. Ft 2 Storey Family Home

6997 Sq. Ft. Lot On A Quiet Cul-De-Sac In Desirable Murrayville Area.

Fantastic 2,191 sq. ft 2 storey family home on quiet cul-de-sac in desirable Murrayville area. 2 storey foyer with curved staircase welcomes you to this fine home. Entertaining is easy in the spacious dining room and living room with cozy gas fireplace and gorgeous maple hardwood floors. Attractive kitchen with scads of cabinets, stainless appliances, spacious eating area and attractive tile floors. Family room adjoining the kitchen with gas fireplace facilitates casual entertaining and family fellowship. Main floor den. 2-piece powder room. Upper level boasts 2 baths and 4 bedrooms including spacious master with double door entry, walk-in closet and 4 piece ensuite designed to pamper you with separate shower and soaker tub. Gorgeous, private rear yard

Doug or Bonnie Mitten

at



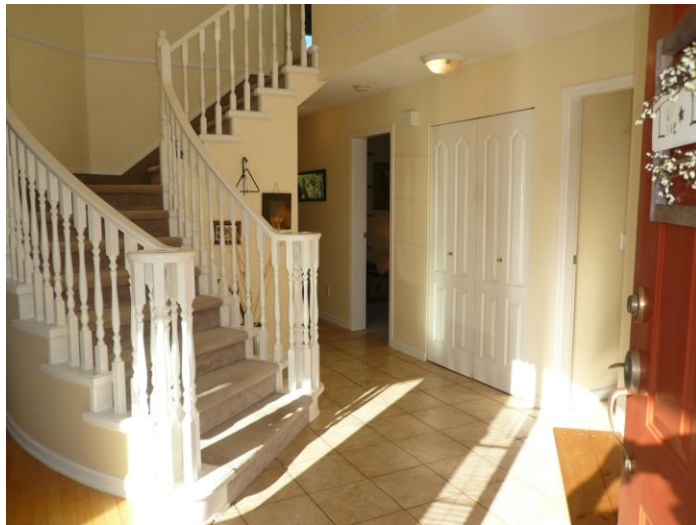
Prudential

Power Play
Realty

604-533-3231

Main Floor Area: 1,160 Square Feet

Entrance Hall – 8'9 x 5'11



Living Room – 13'8 x 11'10



Dining Room 14'3 x 9'2



Kitchen – 12'1 x 9'2



Eating Area – 11'5 x 8'10



Family Room – 13'11 x 11'11



Office – 11'9 x 9'6



Powder Room



Laundry Room 7'3 x 6'



Upper Floor Area: - 1,031 Sqft

Bedroom 12'2 x 10'10



Bedroom – 11' x 10'



4 Piece Main Bathroom



Bedroom – 11'2 x 9'11



Master Bedroom 16' x 13'2



Walk-In Closet – 7'11 x 4'8

4 Piece Master Ensuite



Backyard



FEATURES OF THIS HOME INCLUDE:

- 🏡 **Fantastic 2,191 Sq. Ft 2 Storey Family Home On Quiet Cul-De-Sac In Desirable Murrayville Area.**
- 🏡 **2 Storey Foyer With Curved Staircase Welcomes You To This Fine Home.**
- 🏡 **Entertaining Is Easy In The Spacious Dining Room And Living Room With Cozy Gas Fireplace And Gorgeous Maple Hardwood Floors.**
- 🏡 **Attractive Kitchen With Scads Of Cabinets, Stainless Appliances, Spacious Eating Area And Attractive Tile Floors.**
- 🏡 **Family Room Adjoining The Kitchen With Gas Fireplace Facilitates Casual Entertaining And Family Fellowship. Main Floor Den. 2-Piece Powder Room.**
- 🏡 **Upper Level Boasts 2 Baths And 4 Bedrooms Including Spacious Master With Double Door Entry, Walk-In Closet And 4 Piece Ensuite Designed To Pamper You With Separate Shower And Soaker Tub. Gorgeous, Private Rear Yard.**

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

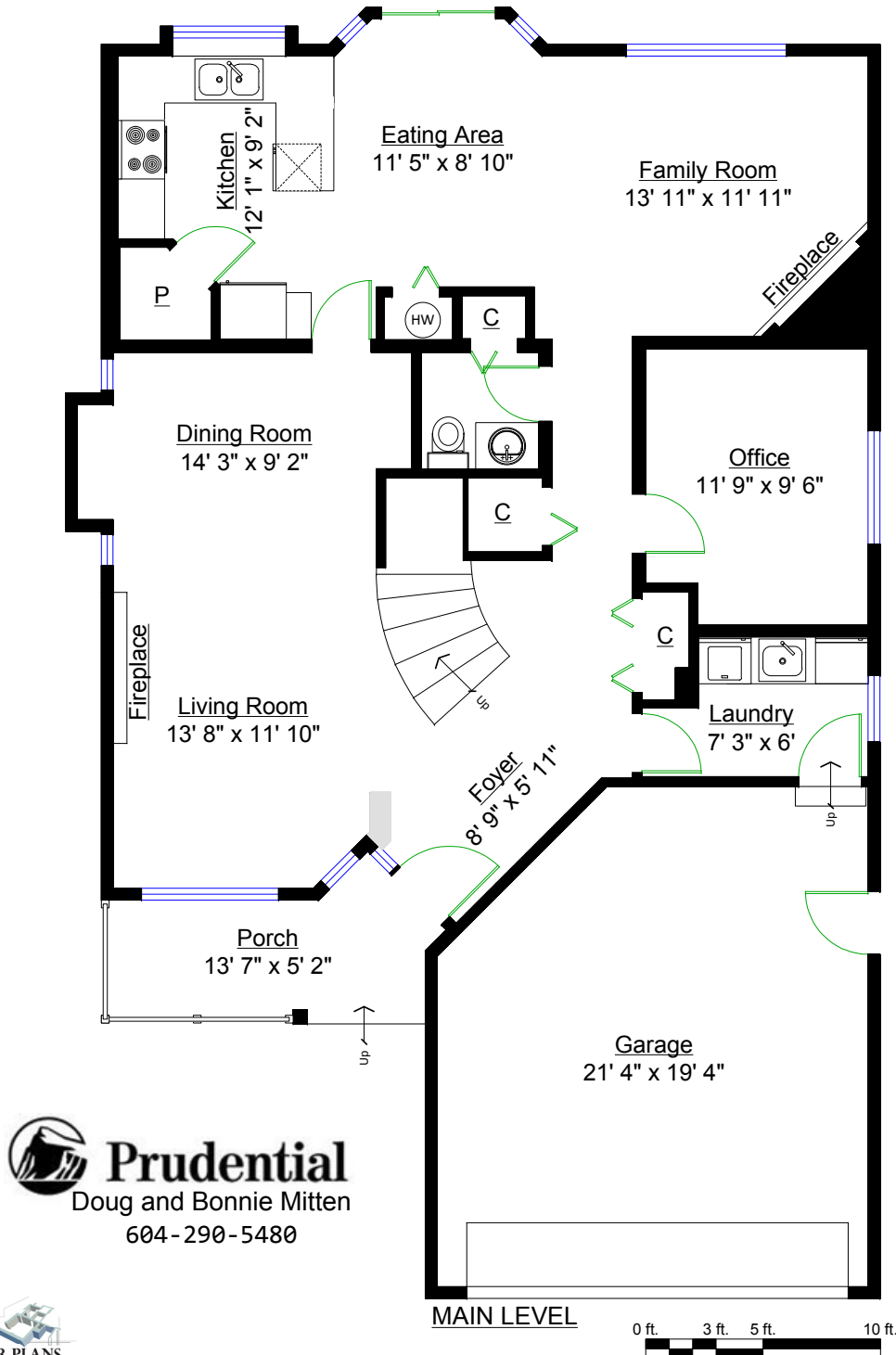
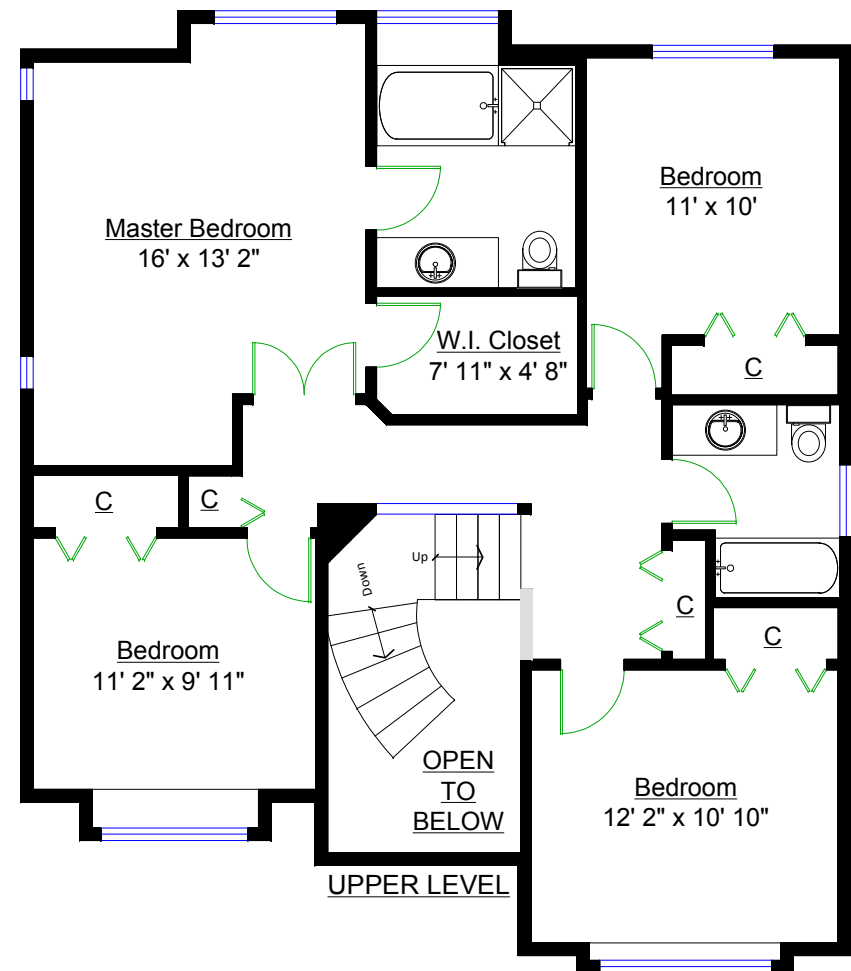
22104 45A Avenue, Langley

Totals**

Main Level: 1,160 sq. ft.
Upper Level: 1,031 sq. ft.
TOTAL: 2,191 sq. ft.

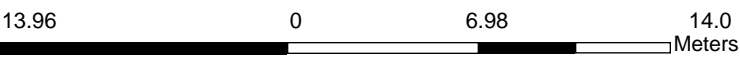
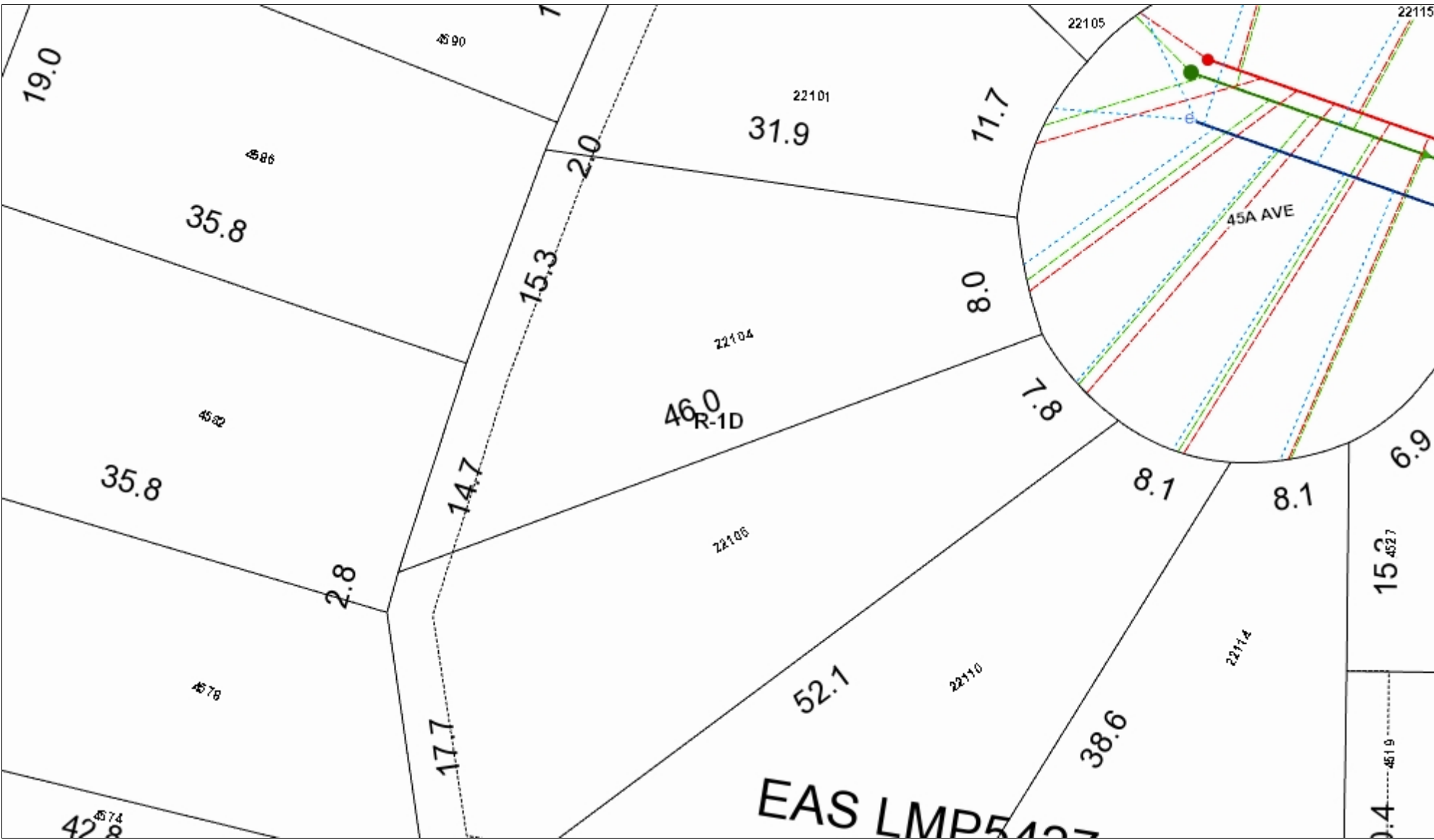
Other Areas

Garage: 393 sq. ft.
Porch: 75 sq. ft.
TOTAL: 468 sq. ft.



Prudential
Doug and Bonnie Mitten
604-290-5480

22104 45a

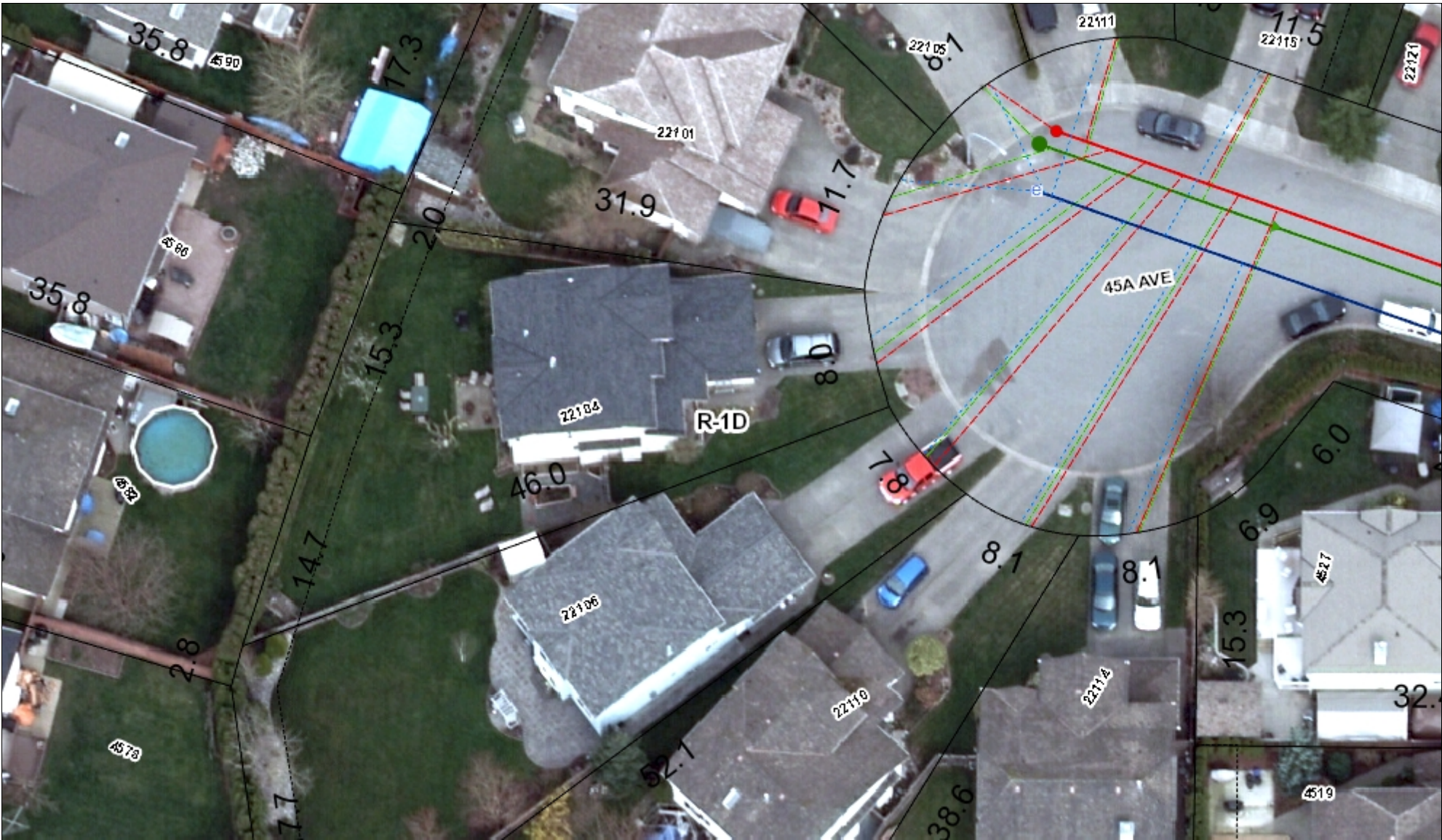


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22104 45a



13.96 0 6.98 14.0
Meters



Scale 1: 366.33

Township of
LANGLEY Geosource

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