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21484 50 Avenue, Langley

\$988,800.00

Tastefully Updated Family Home On ¼ Acre In Murrayville
1389 Sq. Ft. Plus 1274 Sq. Ft. Finished Basement With Room For Nanny
Double Garage & RV Parking

Meticulous, updated and tastefully decorated family home on 1/4 acre lot in desirable Murrayville location. Upper level boasts gorgeous new maple kitchen with island with breakfast bar, laminate floors, bayed out eating area and door to spacious covered deck. Family room adjoining the kitchen with attractive laminate floors. Master bedroom with updated three piece ensuite with oversized shower, two secondary bedrooms and updated four piece main bathroom. Lower level boasts spacious entrance with laminate floors, recreation room and two bedroom unauthorized suite with four piece bath living room and attractive kitchen and shared laundry. Double garage and RV parking. Updated furnace and hot water tank. Updated brick walkway around home and updated landscape with trim around gardens. A super home on a ¼ acre lot in a very desirable Marrayville location.

For Further Details Or Private Viewing Call:

Doug or Bonnie Mitten

at



Prudential

**Power Play
Realty**

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 purchaser.

Exterior Of Home



Main Floor: 1389 Square Feet

Living Room – 15'8" x 11'4" - Spacious living room with cozy gas fireplace and gorgeous mountain view.



Dining Room – 15'4 x 9' – Formal dining room with hutch alcove to facilitate your more formal dining occasions.



Kitchen – 10'9 x 9'6 - Gorgeous new maple kitchen with island with breakfast bar and attractive laminate floors.



Eating Area - 9'3 x 8'3 – Bayed out eating area.



Family Room - 13' x 12' - Family room with laminate floors adjoining the kitchen is currently used for casual dining.



Master Bedroom – 13'8 x 12'1" - With 4 piece ensuite.



Bedroom - 10'10" x 10'9

Bedroom – 10'11" x 9'11



Bathroom - 4 Piece

Lower Level: 1274 Square Feet

Entrance Hall - 13'4 x 11'4 – Spacious entry with laminate floors allows you to welcome guests to this fine home out of the weather.



Recreation Room - 21'8 x 12' – Spacious recreation room with cozy gas stove facilitates casual entertaining and family fun.



Laundry – 7'8 x 7'7 - Laundry is shared with suite and the upstairs.



Storage Room – 7' x 5'3

Unauthorized Suite:

Living Room - 12'11 x 10'9 – Cozy living room with lots of windows.



Kitchen - 13' x 8' – Attractive white kitchen cabinets and eating area.



Bedroom – 10'10 x 8'11



Bedroom – 12'10 x 10'7

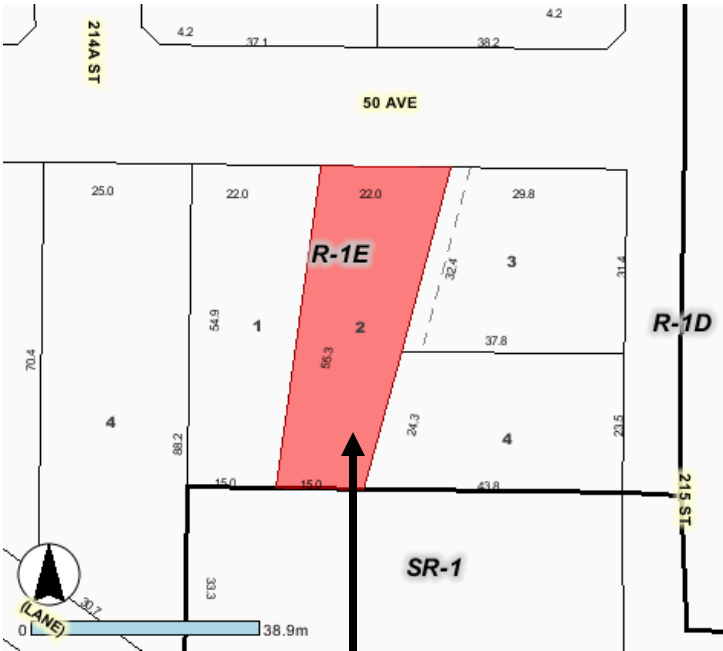


Bath: 4 Piece



- ✧ **Meticulous, Updated and Tastefully Decorated Family Home with Room For In-laws Or Nanny On 1/4 Acre Lot In Murrayville.**
- ✧ **Upper Level Boasts Gorgeous New Maple Kitchen With Island With Breakfast Bar, Laminate Floors, Bayed Out Eating Area With Door To Spacious Covered Deck.**
- ✧ **Family Room Adjoining The Kitchen Is Currently Used For Casual Dining.**
- ✧ **Spacious Living Room With Cozy Gas Fireplace And Dining Room With Hutch Alcove Will Facilitate Your More Formal Entertaining.**
- ✧ **Three Bedrooms Up Including Master Bedroom With Four Piece Ensuite.**
- ✧ **Four Piece Main Bath Upstairs.**
- ✧ **Lower Level Boasts Spacious Entry Hall With Laminate Floors To Welcome Your Guests Out Of The Weather, Recreation Room With Cozy Gas Stove, And Two Bedroom Unauthorized Suite With Attractive Kitchen, Cozy Living Room And Four Piece Bath And Shared Laundry.**
- ✧ **Double Garage And RV Parking.**
- ✧ **Updated Furnace, Hot Water Tank & Roof.**
- ✧ **Spacious Updated Family Home With Gorgeous Maple Island Kitchen, Two Bedroom Unauthorized Suite, And 1/4 Acre Lot In Murrayville. What More Could You Ask For?**

Lot: 72' x 181' x 49' x 186' – 10,925 Sq. Ft. – 0.25 Acres



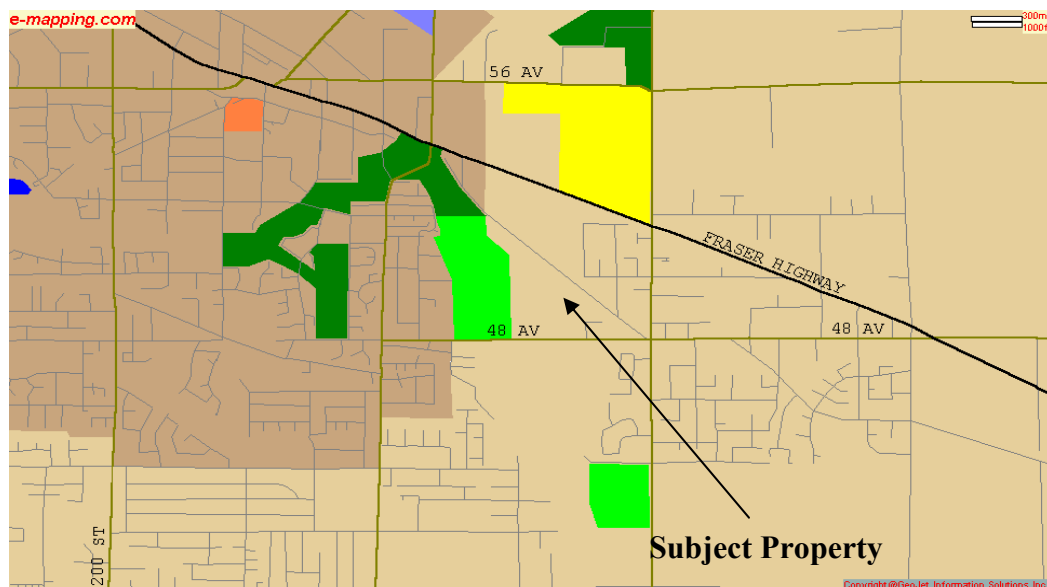
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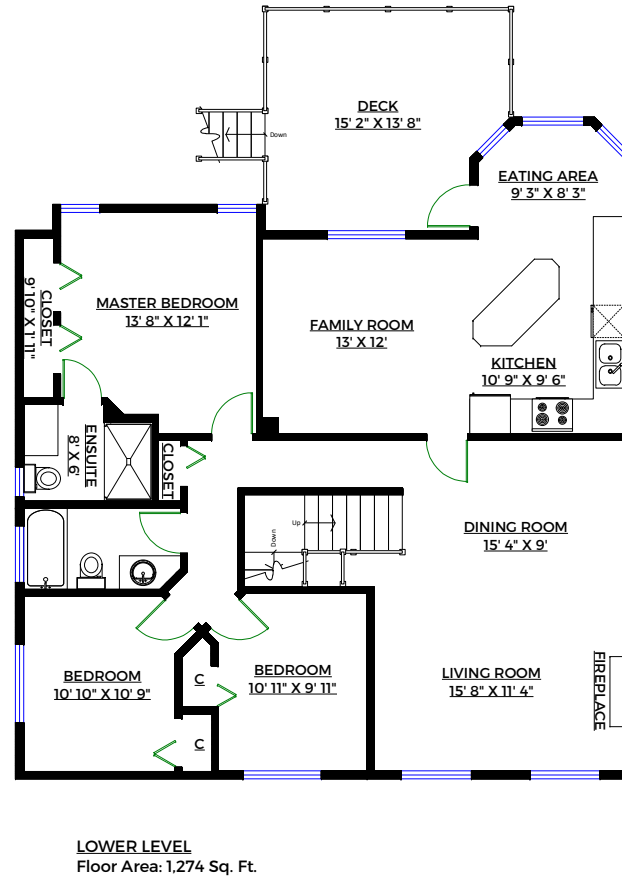
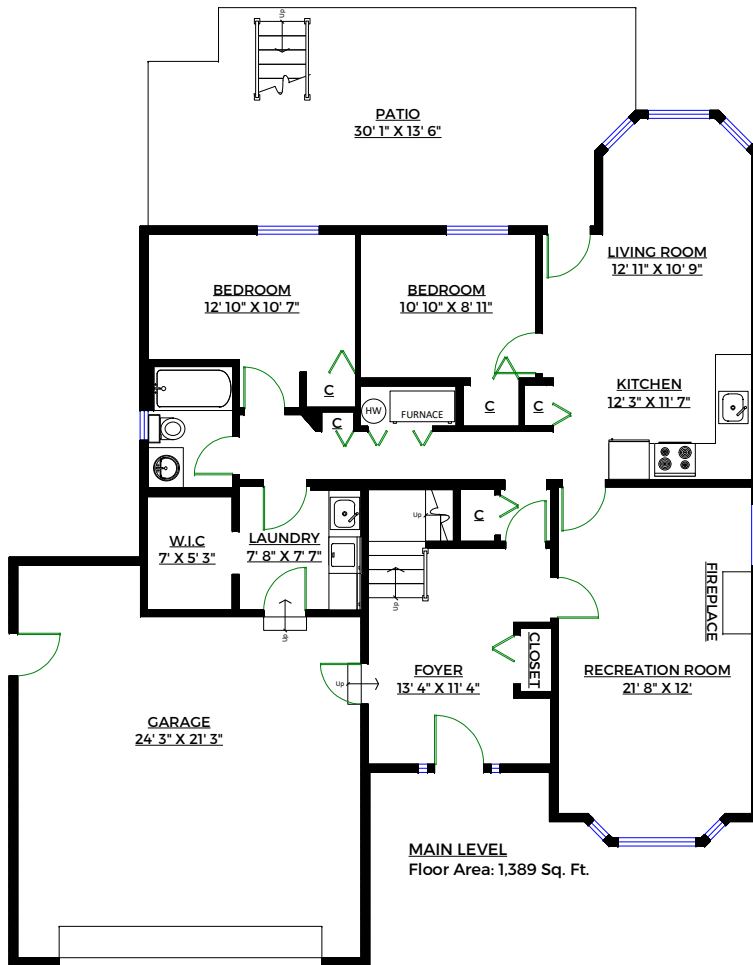


Location:

This property is located in the Murrayville area within blocks of both public and private schools. Neighborhood shopping is available in Murrayville and at the junction at 216 and Fraser Highway with an Esso Station and store, Shell station and store and MacDonalds Restaurant. Easy access to the regional shopping center at Willowbrook ensures convenient access to the most serious shopper. Recreation is available at: Langley Twin Rinks with 2 ice rinks, fitness facilities; the civic center at 208 Street and 42 Avenue with an ice rink, curling rink and activity rooms and this area boasts easy access to the Blair pool within 5 minutes of this property.



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Prudential

Doug and Bonnie Mitten
604-290-5480

**21484 50th Avenue,
Langley, B.C.**

Totals**

Main Level: 1,389 sq. ft.
Lower Level: 1,274 sq. ft.
Total: 2,663 sq. ft.

Other Areas**

Garage: 503 sq. ft.
Patio: 376 sq. ft.
Deck: 193 sq. ft.
Total: 1,072 sq. ft.

** Approx. based on interior measurements to exterior walls
** Total square footage not taken from original blueprints

