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www.mitten-realty-services.com**



21254 89b Avenue, Langley

\$888,800.00

**Terrific 2,303 Square Foot Family Home
6,720 Square Foot Lot On Quiet Cul-De-Sac In Walnut Grove**

Terrific family home on 6,720 square foot lot on quiet cul-de-sac in Walnut Grove. Boasting spacious, 1,281 square foot main level with entertainment sized living room with a gas fireplace and gorgeous mountain views, dining room that is large enough for your formal dining and entertaining, spacious kitchen with lots of cabinets, eating area and a door to 16'4 x 11'6 rear deck. Two bathrooms and three bedrooms including master bedroom with a three piece ensuite. 1,022 Square foot lower level boasts den, 2 bedrooms, updated 3 piece bathroom, laundry and spacious family room with gas fireplace and door to covered patio. Double garage and refinished driveway. This super family home with a finished basement with an exterior entrance would be easy to suite and a perfect prospect to update to your tastes. Lots of parking, large fenced lot, quiet cul-de-sac with easy access to schools and shopping and gorgeous Mountain View makes this a must see



The Mitten
REAL ESTATE TEAM

Doug, Bonnie & David Mitten

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.

Features Of This Fine Home...

Main Level: 1,281 Sq. Ft.

Living Room: 16'8 x 16'7



Dining Room: 16'7 x 9'10



Kitchen: 10'6 x 8'11



Eating Area: 10'6 x 7'8



Master Bedroom: 12'7 x 11'11



Master Ensuite:



Bedroom: 11'3 x 9'1



Bedroom: 11' x 10'1



4 Piece Main Bathroom



Lower Level: 1,022 Square Feet

Foyer 6'11 x 9'4

Den/Bedroom: 10' x 9'3



Recreation Room: 21' x 13'



Laundry Room: 8'5 x 7'6



Bedroom: 10'4 x 9'4

Bedroom: 11' x 9'4



3 Piece Bathroom:

2019 Annual Taxes: \$ 4,613.67

Features Of This Fine Home:

- ⌘ Terrific Family Home On 6,720 Square Foot Lot On Quiet Cul-De-Sac In Walnut Grove.**
- ⌘ Spacious, 1,281 Square Foot Main Level With An Entertainment Sized Living Room With A Gas Fireplace And Gorgeous Mountain Views, Dining Room That Is Large Enough For Your Formal Dining And Entertaining**
- ⌘ Spacious Kitchen With Lots Of Cabinets, Eating Area And A Door To 10' X 17' Rear Deck. 2 Bathrooms And 3 Bedrooms Including A Master Bedroom With A 3 Piece Ensuite.**
- ⌘ 1,022 Square Foot Lower Level Boasts Den, 2 Bedrooms, Updated 3 Piece Bathroom, Laundry And Spacious Family Room With Gas Fireplace And Door To Covered Patio.**
- ⌘ Double Garage And Refinished Driveway.**
- ⌘ This Super Family Home With A Finished Basement With An Exterior Entrance Would Be Easy To Suite And A Perfect Prospect To Update To Your Tastes.**
- ⌘ Lots Of Parking, Large Fenced Lot, Quiet Cul-De-Sac With Easy Access To Schools And Shopping And Gorgeous Mountain View Makes This A Must See.**

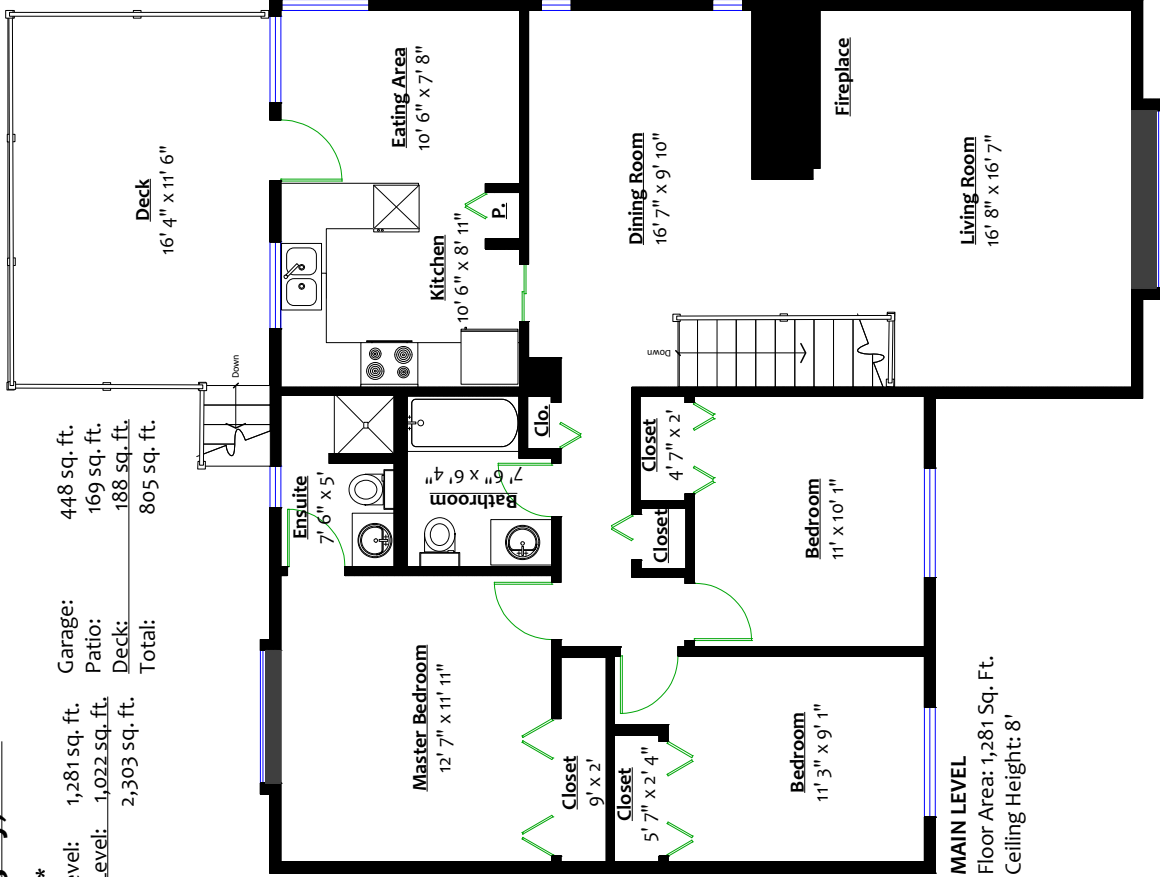
Lot: 6.720 Square Feet



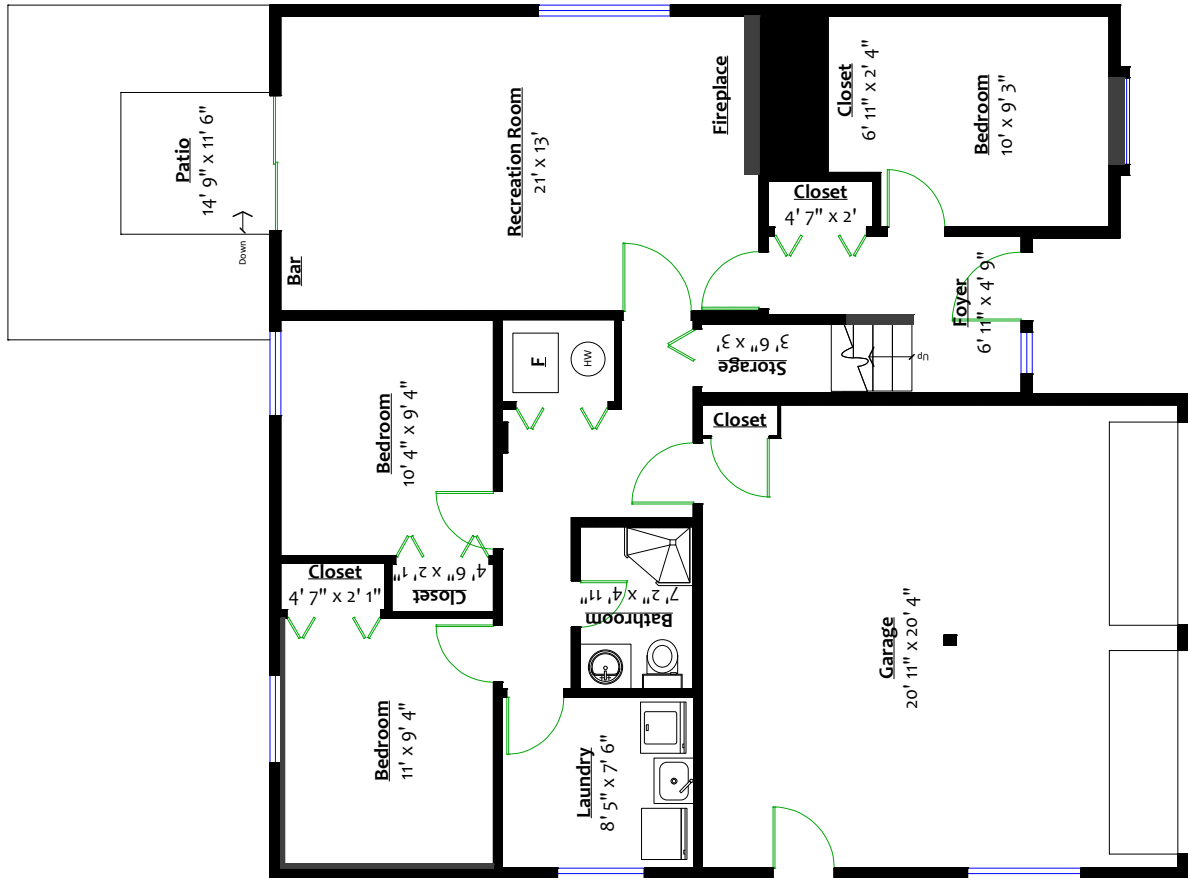
21254 89B Avenue,
Langley, B.C.

Totals**

Main Level:	1,281 sq. ft.	Garage:	448 sq. ft.
Lower Level:	1,022 sq. ft.	Patio:	169 sq. ft.
Total:	2,303 sq. ft.	Deck:	188 sq. ft.
		Total:	805 sq. ft.



MAIN LEVEL
Floor Area: 1,281 Sq. Ft.
Ceiling Height: 8'



LOWER LEVEL
Floor Area: 1,022 Sq. Ft.
Ceiling Height: 8'



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