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21744 48a Avenue, Langley

\$888,800.00

Extensively Updated 2,308 Sq. Ft. Rancher With Fully Finished Basement
This Super Home Offers Potential To Suite For Mortgage Helper Or Extended Family
8,448 Sq. Ft. View Lot With Lane Access

Located On A No Through Street In Wonderful Murrayville Neighborhood

2,308 square foot extensively updated open plan bungalow with fully finished basement on 8,448 square foot view lot with lane access on no through road in great neighborhood in convenient Murrayville location within easy walking distance to Porters Bistro and Coffee House.

Boasting open floor plan with entertainment sized great room with attractive vinyl plank flooring, gas fireplace and gorgeous mountain views. The dining area with vinyl plank flooring adjoins the kitchen and living room and has a door to spacious deck with aluminum railings and gorgeous mountain views. The updated kitchen has attractive cabinets, island with breakfast bar, stainless appliances including gas stove and much more. On the upper level there are two bedrooms and two bathrooms including a master bedroom with a three piece ensuite and walk-in closet. The lower level boasts a spacious family room, games room, two bedrooms, den, flex room and four piece bathroom. Attractive updates including, windows, flooring, upstairs bathrooms, updated kitchen, siding, fireplace and much more. Nice bright basement offers excellent potential to suite for mortgage helper or extended family. A super home on a gorgeous view lot in great location.



604-533-3231

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: 1,042 Sq. Ft.

Foyer: 6'4 x 4'4

Great Room: 15'7 x 14'1



Dining Room: 12'1 x 9'3



Kitchen: 11'4 x 9'



4 Piece Bathroom



Master Bedroom: 12'2 x 11'9



Walk-in Closet: 6'8 x 4'

3 Piece Master Ensuite:



Bedroom: 12'2 x 10'2



LOWER LEVEL: 1,266 Square Feet.

Family Room: 13'8 x 12'11



Games Room: 9'9 x 9'3

Den: 12'4 x 12'2



Laundry Room: 13'6 x 6'6 - Flex Space: 11'9 x 9'5



4-Piece Bathroom:



Bedroom: 10'8 x 9'6



Bedroom: 12'1 x 9'7



2019 Annual Taxes: \$4,336.51

Features Of This Fine Home:

- ⌘ **2,308 Square Foot Extensively Updated Open Plan Bungalow With Fully Finished Basement On 8,448 Square Foot View Lot With Lane On No Through Road In Great Neighborhood In Convenient Murrayville Location Within Easy Walking Distance To Porters Bistro And Coffee House.**
- ⌘ **Boasting Open Floor Plan With Entertainment Sized Great Room That Has Attractive Vinyl Planking, Gas Fireplace And Gorgeous Mountain Views.**
- ⌘ **The Dining Area With Vinyl Planking Adjoins The Great Room And Kitchen And Has Door To Spacious Deck With Aluminum Railings And Gorgeous Mountain Views.**



- ⌘ **The Updated Kitchen Has Attractive Cabinets, Island With Breakfast Bar, Stainless Appliances Including Gas Stove And Much More.**
- ⌘ **On The Upper Level There Are 2 Bedrooms And 2 Bathrooms Including A Master Bedroom With A 3 Piece Ensuite And Walk-In Closet.**
- ⌘ **The Lower Level Boasts A Spacious Family Room, Games Room, 2 Bedrooms, Den, Flex Room & 4 Piece Bathroom. Attractive Updates Including, Windows, Flooring, Updated Upstairs Baths, Updated Kitchen, Siding And Much More.**

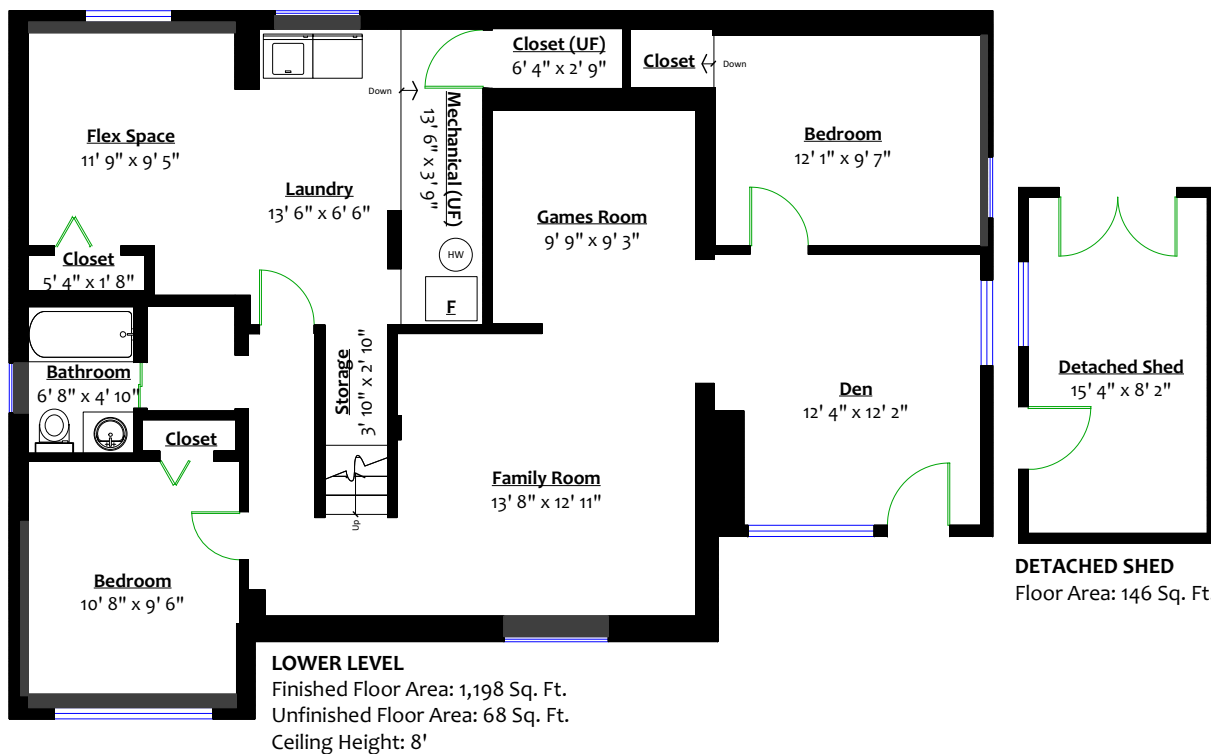
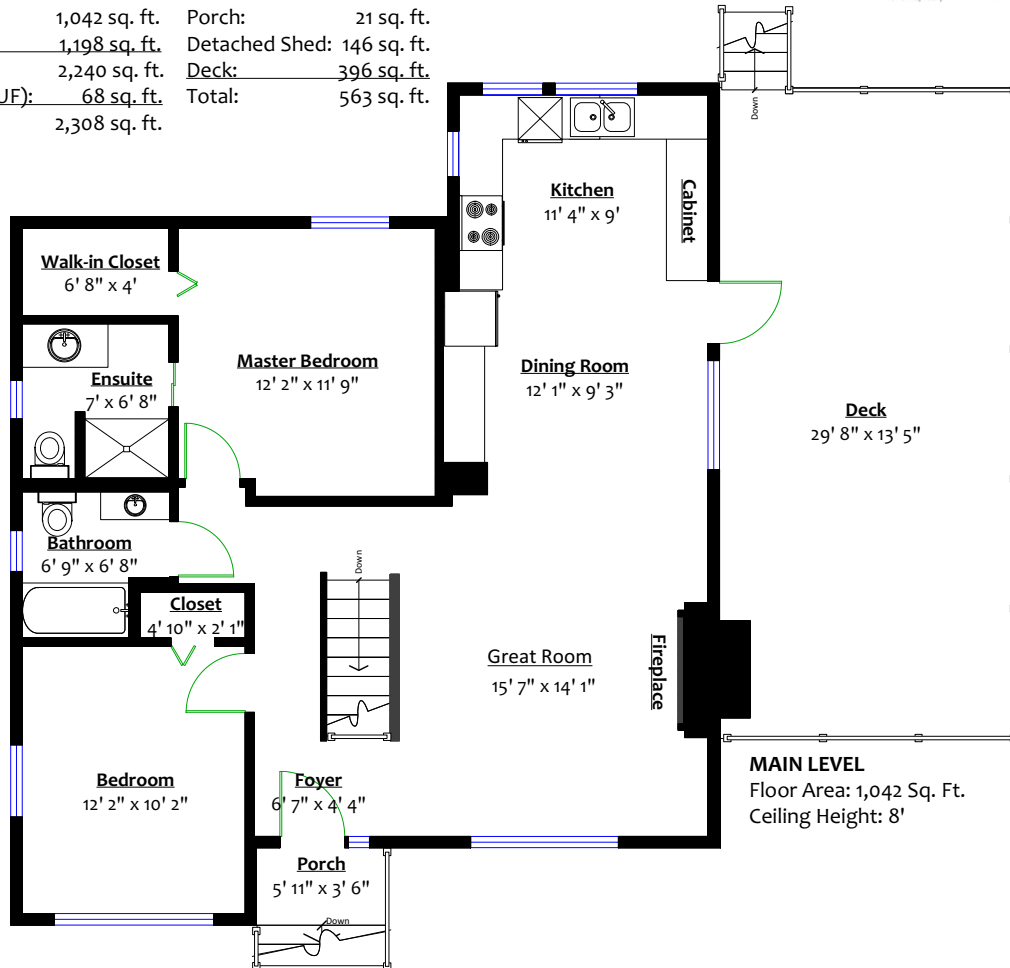
**21744 48A Avenue,
Langley, B.C.**



The Mitten
REAL ESTATE TEAM
Doug, Bonnie & David Mitten

Totals**

Main Level:	1,042 sq. ft.	Porch:	21 sq. ft.
Lower Level:	1,198 sq. ft.	Detached Shed:	146 sq. ft.
Total (fin.):	2,240 sq. ft.	Deck:	396 sq. ft.
Lower Level (UF):	68 sq. ft.	Total:	563 sq. ft.
Grand Total:	2,308 sq. ft.		



Lot: 8, 448 Square Feet – 66' x 128'



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