

**For Multi-Picture Tours Go To:
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3368 271A Street, Langley (Aldergrove)

\$988,800

**Extensively Updated 2365 Sq. Ft. Family Home On
Private Lot In Desirable Parkside Area**

Extensively updated split level home on private lot in desirable Parkside area must be seen to appreciate. Entertaining is easy in the dining room and sunken living room with attractive laminate floors and cozy gas fireplace. Kitchen with updated cabinets and appliances and eating area for family dining. Upper level boasts three bedrooms and two baths including master bedroom with updated three piece ensuite and walk-in closet. Lower level boasts spacious family room with gas fireplace and sliding door to private rear yard and patio with gazebo, games room/exercise room, laundry, updated three piece bath and bedroom. Updates include: flooring, kitchen, 2 baths, paint, furnace, hot water tank, windows, and roof. Extensively updated home on private lot with RV parking must be seen to appreciate.



The Mitten
REAL ESTATE TEAM

Doug, Bonnie & David Mitten

604-290-5480

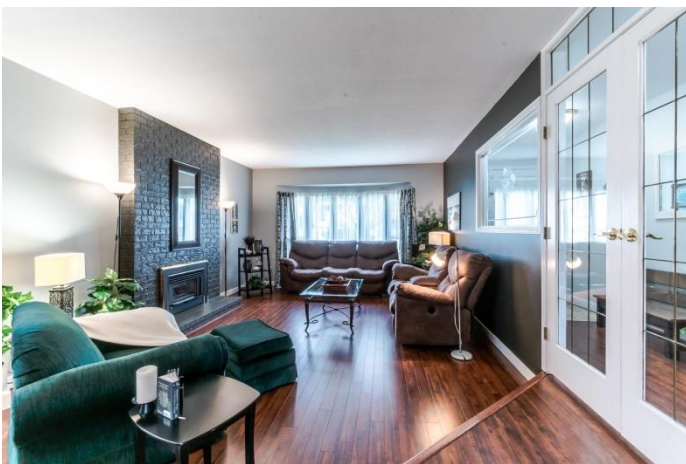
Features Of This Fine Home...

Main Level: 771 Square Feet

Foyer: 9'9 x 4'8



Living Room: 19'5 x 13'7



Dining Room: 13'7 x 9'5



Kitchen: 11'11 x 10'10



Eating Area: 10'10 x 9'11



Lower Level: 901 Square Feet

Family Room: 17'11 x 13'4



Recreation Room/Gym: 21'9 x 9'11



Bedroom/Office: 11'6 x 8'10



Storage Room: 8'9 x 7'7

Storage Area: 5'5 x 4'

Laundry Room: 8'3 x 5'6



3 Piece Bath



Upper Level: 693 Square Feet

Master Bedroom: 13'6 x 11'8



3 Piece Master Bedroom Ensuite



Walk-in Closet: 6' x 6'

Bedroom: 11'6 x 8'11



Bedroom: 11'6 x 8'9



4 Piece Bathroom



2020 Annual Taxes: \$4,063.99

Features Of This Fine Home:

- ⌘ Extensively Updated Split Level Home On Private Lot In Desirable Parkside Area Must Be Seen To Appreciate.**
- ⌘ Entertaining Is Easy In The Dining Room And Sunken Living Room With Attractive Laminate Floors And Cozy Gas Fireplace**
- ⌘ Kitchen With Updated Cabinets And Appliances And Eating Area For Family Dining.**
- ⌘ Lower Level Boasts Spacious Family Room With Gas Fireplace And Sliding Door To Private Rear Yard, Games Room/Exercise Room, Laundry, Updated Three Piece Bath And Bedroom.**
- ⌘ Upper Level Boasts Three Bedrooms And Two Baths Including Master Bedroom With Updated Three Piece Ensuite And Walk-In Closet.**
- ⌘ Extensively Updated Home On Private Lot With RV Parking Must Be Seen To Appreciate.**
- ⌘ Spacious Patio With Gazebo.**
- ⌘ A Great Family Home On A Large Lot Must Be Seen**
- ⌘ Upgrades Include:**
 - Furnace (2011)**
 - New Windows (2011)**
 - Insulated Crawlspace (2011)**
 - Landscaping Cedars (2011)**
 - Shed (2012)**
 - Hot Water Heater (2015)**
 - Fences – Back (2015, side (2020)**
 - Updated Ensuite Bath (2018)**
 - Updated Flooring – Living Room, Dining Room Kitchen, Carpet**
 - Paint (2011)**
 - Updated Lower Level Bathroom (2021)**
 - Roof (fall 2018)**
 - Updated Kitchen Cabinet Fronts (2017)**
 - Kitchen Appliances and Counter (2018)**
 - Exterior Stain (2011)**
 - Gazebo (2019)**

3368 271A Street, Langley, B.C.

Totals**

Main Level: 771 sq. ft. Patio: 887 sq. ft.
Upper Level: 693 sq. ft.
Lower Level: 901 sq. ft.
Total: 2,365 sq. ft.

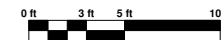
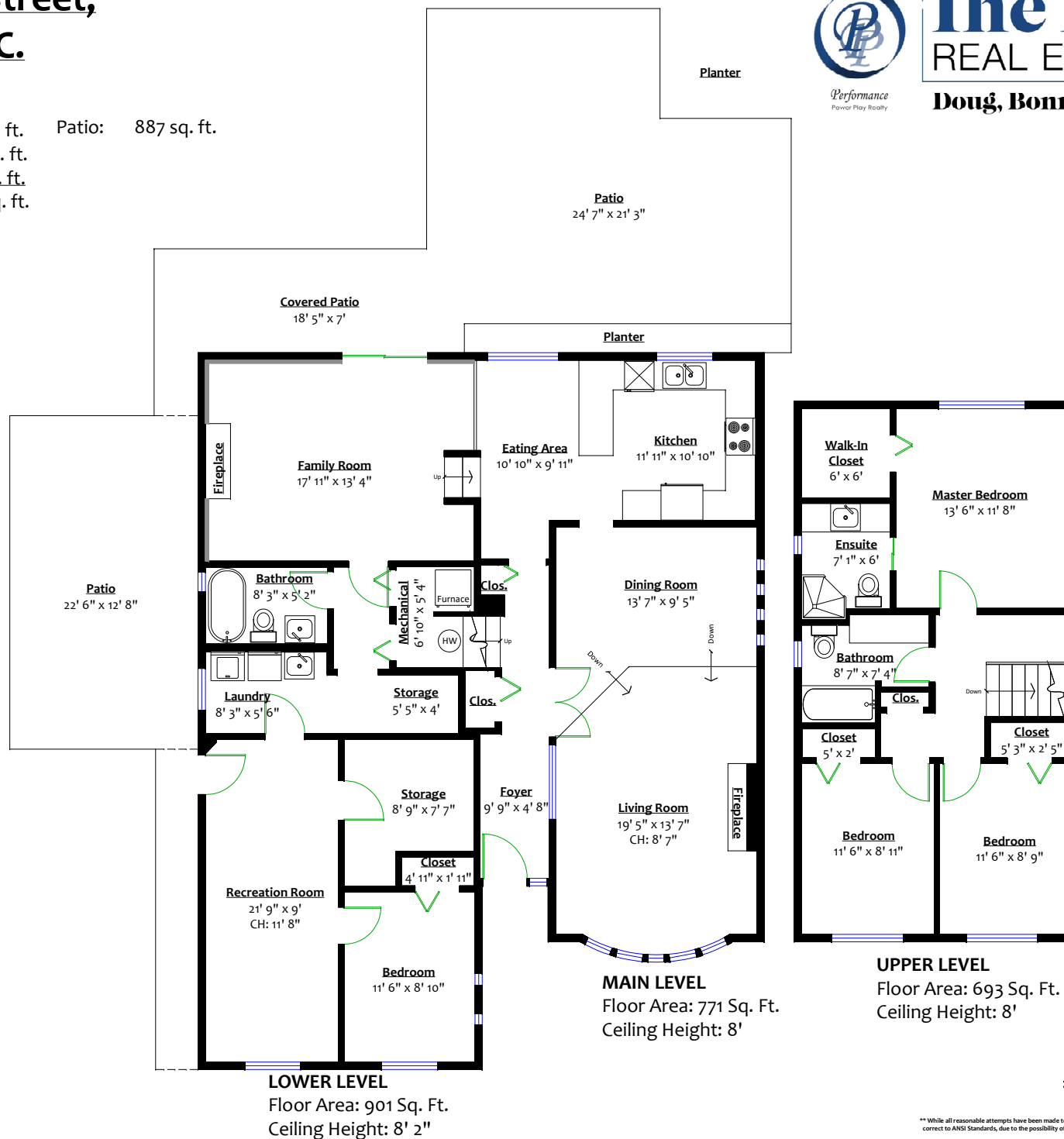


Performance
Power Play Realty

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Lot: 56.42 x 101.05 – 5701 Sq. Ft.

⌘ Large Fenced Lot With Attractive Back Yard With Spacious Patio With Gazebo.



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