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**2508 Wilding Crescent, Langley**

**\$798,800.00**

### **2,113 Square Foot Family Home Desirable Langley Meadows Location**

Gorgeous open, great room plan basement entry home located on a very quiet street in Langley Meadows has been extensively updated including kitchen, laminate flooring, bathrooms, paint, moldings, interior doors, 6 year old roof, 14 x 23 rear deck, storage shed & more! 1,192 Square foot upper level boasts an open layout with great room open to dining area and island kitchen with breakfast bar and access to deck and yard from kitchen and three bedrooms including a master bedroom with a three piece ensuite. Fully finished basement with exterior entrance, two bedrooms, family room, kitchen and 3 piece bathroom. Yard is fully fenced with sunny southern exposure. Single garage currently converted to workshop but easily changed back. Close to shopping, transit and recreation, this house shows great and is a pleasure to show



**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:**     1,192 Sq. Ft.

**Living Room: 15'2 x 21'1**



**Dining Room: 12'9 x 12'1**



**Kitchen: 19'3 x 8'6**





**4 Piece Main Bathroom:**



**Master Bedroom: 13'4 x 11'11**



**Master Ensuite:**



**Walk-in Closet: 5'1 x 4'3**

**Bedroom: 10'9 x 9'10**

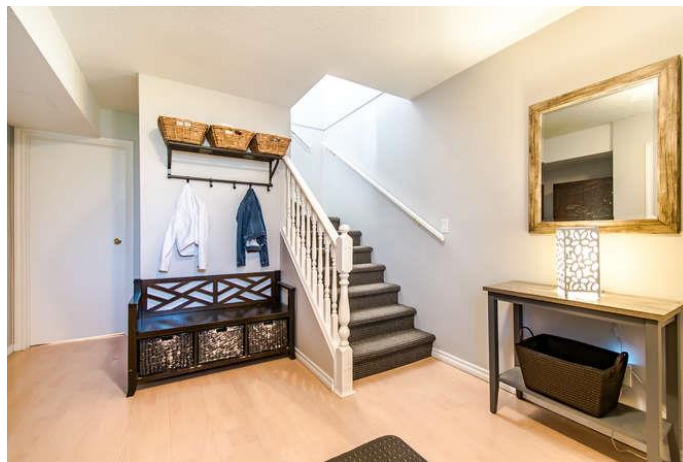


**Bedroom: 10'11 x 9'10**



**Lower Level: 921 Sq. Ft**

**Foyer: 11'8 x 10'9**



**Laundry Room: 10'9 x 5'6**



**Bedroom: 11'2 x 9'1**



**Bedroom: 14'3 x 8'9**





**Kitchen: 11'2 x 6'5**



**Living Area: 13'11 x 13'1**



**3 Piece Bathroom:**



**2019 Annual Taxes:     \$ 4,201.85**

## Features Of This Fine Home:

- ✧ **Gorgeous Open, Great Room Plan Basement Entry Home Located On A Very Quiet Street In Langley Meadows**
- ✧ **Extensively Updated Including Kitchen, Laminate Flooring, Bathrooms, Paint, Moldings, Interior Doors, 6 Year Old Roof, New 14 X 23 Rear Deck, Storage Shed & More!**
- ✧ **1,192 Square Foot Upper Level Boasts An Open Layout With Great Rm Open To Dining Area And Island Kitchen With Breakfast Bar And Access To Deck And Yard From Kitchen And 3 Bedrooms Including A Master Bedroom With A 3 Piece Ensuite.**
- ✧ **Fully Finished Basement With Exterior Entrance, 2 Bedrooms, Family Room, Bedroom And 3 Piece Bathroom.**
- ✧ **Single Garage Currently Converted To Workshop But Easily Changed Back. Close To Shopping, Transit And Recreation, This House Shows Great And Is A Pleasure To Show.**

**Lot: 4,844 Square Feet**



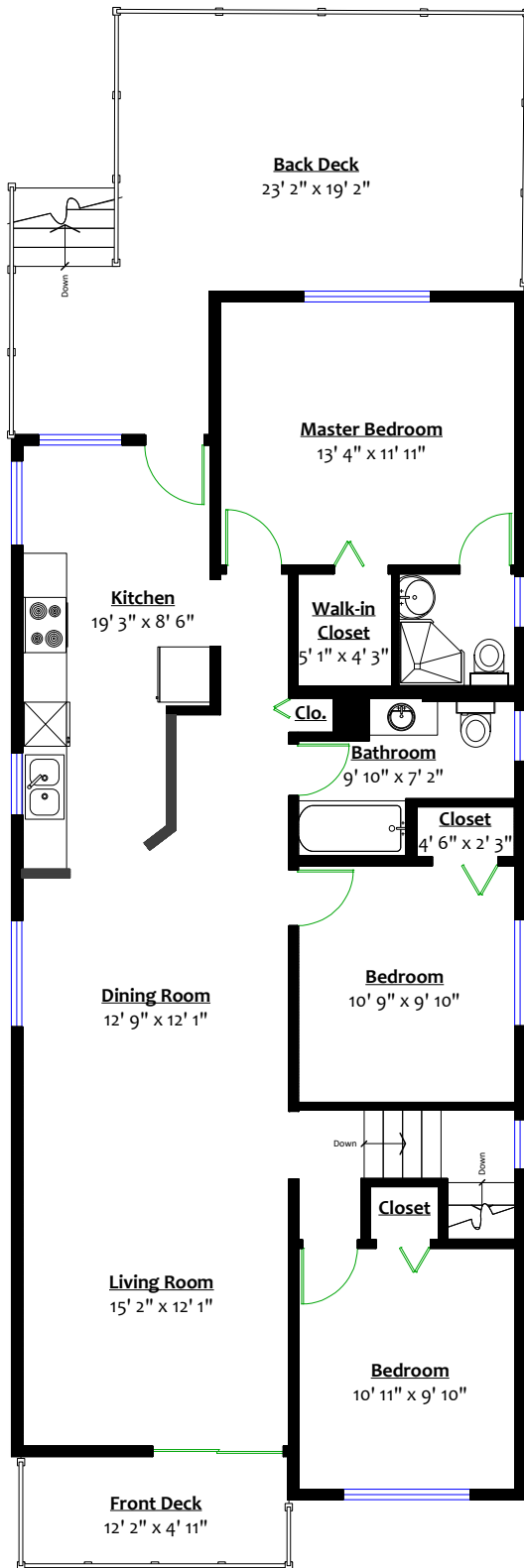




# The Mitten REAL ESTATE TEAM

Performance  
Pursue Play Really

**Doug, Bonnie & David Mitten**

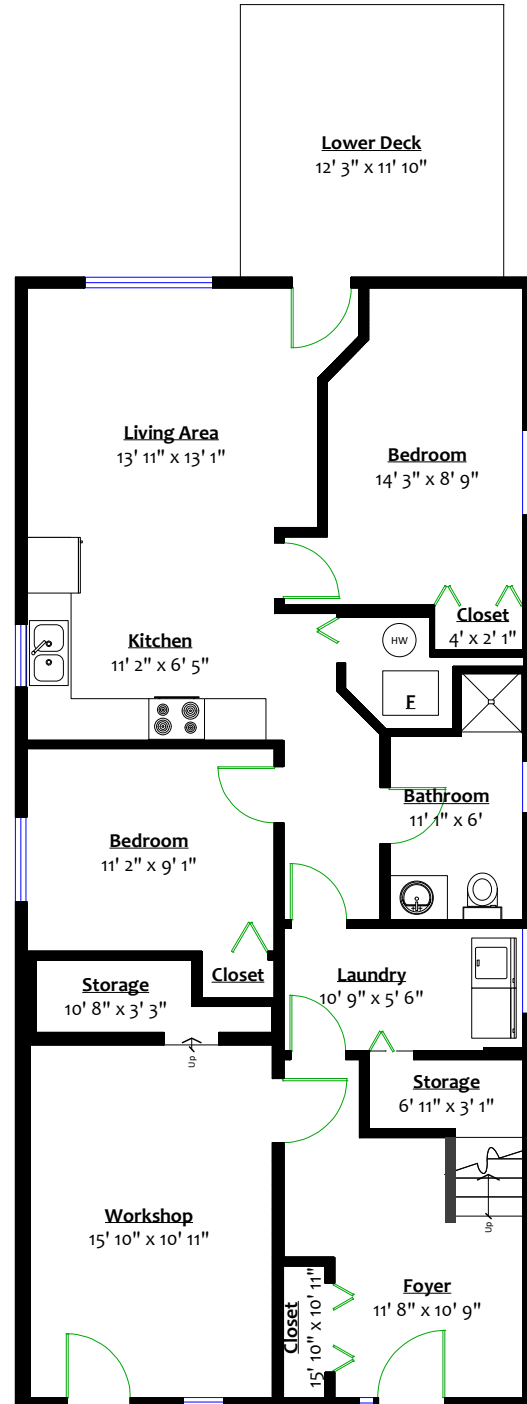


Floor Area: 1,192 Sq. Ft.  
Ceiling Height: 8'

## 2508 Wilding Crescent, Langley, B.C.

### Totals\*\*

Main Level:	1,192 sq. ft.	Front Deck:	60 sq. ft.
Lower Level:	921 sq. ft.	Back Deck:	299 sq. ft.
Total (fin.):	2,113 sq. ft.	Lower Deck:	145 sq. ft.
Lower Level (UF):	73 sq. ft.	Workshop:	188 sq. ft.
Grand Total:	2,186 sq. ft.	Total:	692 sq. ft.



### LOWER LEVEL

Finished Floor Area: 921 Sq. Ft.  
Unfinished Floor Area: 73 Sq. Ft.  
Ceiling Height: 8'

