R2896257 House/Single Family

21585 94B AVENUE LANGLEY

Walnut Grove, V1M 2A4

Depth/Size (ft): Frontage (ft): Lot Area: (sq.ft.)						\$1,459,000 (L	
rontage (ft):		Bedrooms:	3	Approx. Year Bui	lt: 1987	,	
	24.60	Bathrooms:	3	Age:	37		
OLATEA: (SO.II.)	5,038.00	Full Baths:	2	Zoning:	R-10	2	
lood Plain:	-,	Half Baths:	1	Gross Taxes:		66.61	
ear Yard Exp:			·	For Tax Year:	2024		
lear faid Exp.				P.I.D.:		736-591	
iew.				F.I.D	004-	730-331	
tyle of Home:	2 Storey		Parking:	Total: 5 - Covered	: 2		
onstruction:	Frame - Wood		Covered Parking:	2			
xterior:	Vinyl		Parking Access:	Front			
oundation:			Parking:	Garage; Double			
ain Screen:			Locker:	-			
enovations:			Units in Dev:				
of Fireplaces:	2 - Fuel: Natural Gas	s,Wood	Distance to:				
ater Supply:	City/Municipal		Title to Land:	Freehold NonStrat	ta		
uel/Heating:	Forced Air, Natural G	as	Property Disc:	Yes			
utdoor Area:	Fenced Yard, Patio(s)		PAD Rental:				
ype of Roof:	Asphalt	1	Fixtures Leased:	No			
loor Finish:	Laminate, Mixed, Carr	het	Fixtures Rmvd:	No			
	_anniato,iviixou,Oai						
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities:	-	as,Sanitary Sewer,Storm Sewer,W N NWP72449 TOWNSHIP 8 NEW orage		ICT			
Complex / Subdiv: Services Connected: Legal:	Electricity,Natural Ga LOT 27 SEC 36 PLA Air Cond./Central,Str Central Location,Cul	N NWP72449 TOWNSHIP 8 NEW orage -de-Sac,Golf Course Nearby,Priva Wsh/Dryr/Frdg/Stve/DW,Drapes/V	WESTMINSTER LAND DISTR	oping Nearby	ing		
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Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Coor Main Main Main Main Main Main	Electricity,Natural Ga LOT 27 SEC 36 PLA Air Cond./Central,Str Central Location,Cul Air Conditioning,Clth Royal LePage - Wols Type Living Room Dining Room Foyer Kitchen Eating Area Family Room Laundry 1,085 sqft 1,010 sqft 0 sqft 0 sqft	N NWP72449 TOWNSHIP 8 NEW brage -de-Sac,Golf Course Nearby,Priva Wsh/Dryr/Frdg/Stve/DW,Drapes/V stencroft Dimensions 12'9 x 15'6 11'11 x 11'9 8'7 x 6'9 12'5 x 8'1 10'3 x 6'1 12'4 x 12'1 8'6 x 12'4 # Of Rooms: # Of Rooms: # Of Levels: Suite:	WESTMINSTER LAND DISTR te Yard,Recreation Nearby,Shop Vindow Coverings,Microwave,St Floor Above Above Above Above Above 11 1 2	pping Nearby torage Shed, Vaulted Ceili Type Primary Bedroom Bedroom Games Room Games Room	Dimen: 11' x 14 9' x 11' 11' x 9' 15'5 x 7 # of Pieces 2 4	4' 2 11 18'2 Ensuite? No No	

Fantastic lovingly maintained 2-storey cul-de-sac home in popular Walnut Grove. This beautiful home boasts a spectacular updated kitchen featuring quartz countertops, huge island w/ breakfast bar & stainless steel appliances & opens to the family room with cozy gas fireplace. Gorgeous formal living/dining room with bay windows, a 2 pc updated powder room and a huge laundry/mud room w/ sink round out the main level. Upstairs you will find a light-filled primary bed accommodating a king bed & 3 pc updated ensuite. 2 more bedrooms & large games room over the garage could be 4th bed/gym/home office. Private fenced backyard with covered patio and shed. Heat pump/AC, triple pane windows and No Poly B! Topham Elementary and WGSS catchments. OPEN HOUSE SAT 7/20 from 1:00-2:45

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