20817 97 AVENUE LANGLEY

Walnut Grove, V1M 3Z1

						i i			
Depth/Size		95	Bedrooms:	5		Approx. Year Bu			
Frontage (fi	-	36.00	Bathrooms:	4		Age:	25		
Lot Area: (s	• •	4,068.00	Full Baths:	3		Zoning:		16	
Flood Plain			Half Baths:	1		Gross Taxes:		264.90	
Rear Yard Exp:			Maint. Fee:	45	5.00	For Tax Year:	202		
View:		No				P.I.D.:	024	4-311-901	
Style of Ho	me:	2 Storey w/Bsmt.,3 Storey	/	Pa	irking:	Total: 2 - Covered	1: 2		
Constructio	on:	Frame - Wood		Co	overed Parking:	2			
Exterior:		Vinyl,Wood		Pa	rking Access:	Rear	Rear		
Foundation:				Pa	irking:	Garage; Double			
Rain Screer	n:			Lo	ocker:				
Renovation	ns:			Ur	nits in Dev:				
# of Fireplaces:		1 - Fuel: Natural Gas			stance to:				
Water Supply:		City/Municipal			tle to Land:	Freehold Strata			
Fuel/Heating:		Forced Air,Natural Gas		Pr	operty Disc:	No			
Outdoor Ar	rea:	Balcny(s) Patio(s) Dck(s),	Fenced Yard	PA	D Rental:				
Type of Roc	of:	Asphalt		Fiz	xtures Leased:	No			
Floor Finish:		Hardwood,Laminate,Tile,Carpet		Fiz	xtures Rmvd:	No			
		No							
View:		No Solf Managed							
	2000/1								
Mgmt. Com		Self Managed							
Mgmt. Com Complex / S	Subdiv:	Self Managed Wyndstar	nitary Sewer Storm	Sewer Water					
Mgmt. Com	Subdiv:	Self Managed	MS3733, DISTRICT	LOT 252, GROUP					
Mgmt. Com Complex / S Services Co	Subdiv: connected:	Self Managed Wyndstar Electricity,Natural Gas,Sa STRATA LOT 32, PLAN L THECOMMON PROPER	MS3733, DISTRICT	LOT 252, GROUP					
Mgmt. Com Complex / S Services Co Legal:	Subdiv: onnected:	Self Managed Wyndstar Electricity,Natural Gas,Sa STRATA LOT 32, PLAN L THECOMMON PROPER APPROPRIATE	MS3733, DISTRICT TY IN PROPORTIO	LOT 252, GROUP N TO THE UNIT EN	ITITLEMENT OF THE				
Mgmt. Com Complex / S Services Co Legal: Amenities:	Subdiv: onnected:	Self Managed Wyndstar Electricity,Natural Gas,Sa STRATA LOT 32, PLAN L THECOMMON PROPER APPROPRIATE In Suite Laundry	MS3733, DISTRICT TY IN PROPORTIO te Yard,Recreation	LOT 252, GROUP N TO THE UNIT EN Nearby,Shopping Ne	TITLEMENT OF THE				
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Mgmt. Com Complex / S Services Co Legal: Amenities: Site Influen Features: Bylaw Rest	Subdiv: connected: nces: tric:	Self Managed Wyndstar Electricity,Natural Gas,Sa STRATA LOT 32, PLAN L THECOMMON PROPER APPROPRIATE In Suite Laundry Golf Course Nearby,Priva ClthWsh/Dryr/Frdg/Stve/I	MS3733, DISTRICT TY IN PROPORTIO ate Yard,Recreation DW,Security System t Allowed	LOT 252, GROUP N TO THE UNIT EN Nearby,Shopping Ne	TITLEMENT OF THE				
Mgmt. Com Complex / S Services Co Legal: Amenities: Site Influen Features: Bylaw Rest Listing Bro	Subdiv: connected: nces: tric:	Self Managed Wyndstar Electricity,Natural Gas,Sa STRATA LOT 32, PLAN L THECOMMON PROPER APPROPRIATE In Suite Laundry Golf Course Nearby,Priva ClthWsh/Dryr/Frdg/Stve/I Pets Allowed,Rentals Not	MS3733, DISTRICT TY IN PROPORTIO ate Yard,Recreation DW,Security System t Allowed	LOT 252, GROUP N TO THE UNIT EN Nearby,Shopping Ne	TITLEMENT OF THE	STRATA LOT AS SHOW			
Mgmt. Com Complex / S Services Co Legal: Amenities: Site Influen Features: Bylaw Rest Listing Bro	Subdiv: connected: nces: tric: oker(s):	Self Managed Wyndstar Electricity,Natural Gas,Sa STRATA LOT 32, PLAN L THECOMMON PROPER APPROPRIATE In Suite Laundry Golf Course Nearby,Priva ClthWsh/Dryr/Frdg/Stve/I Pets Allowed,Rentals Not Royal LePage - Wolstenc	MS3733, DISTRICT TY IN PROPORTIO te Yard,Recreation I DW,Security System t Allowed roft	LOT 252, GROUP N TO THE UNIT EN Nearby,Shopping No	TTITLEMENT OF THE earby age Shed	STRATA LOT AS SHOW	VN ON FORM 1	OR V, AS	
Mgmt. Com Complex / S Services Co Legal: Amenities: Site Influen Features: Bylaw Rest Listing Bro Floor Main	Subdiv: connected: nces: tric: oker(s): Type	Self Managed Wyndstar Electricity,Natural Gas,Sa STRATA LOT 32, PLAN L THECOMMON PROPER APPROPRIATE In Suite Laundry Golf Course Nearby,Priva ClthWsh/Dryr/Frdg/Stve/I Pets Allowed,Rentals Not Royal LePage - Wolstenc	MS3733, DISTRICT TY IN PROPORTIO ate Yard,Recreation DW,Security System t Allowed roft Floor	LOT 252, GROUP N TO THE UNIT EN Nearby,Shopping No N,Smoke Alarm,Stora	TTITLEMENT OF THE earby age Shed Dimensions	STRATA LOT AS SHOW	VN ON FORM 1	OR V, AS Dimensions	
Mgmt. Com Complex / S Services Co Legal: Amenities: Site Influen Features: Bylaw Rest Listing Bro Floor Floor Main Main	Subdiv: connected: nces: tric: oker(s): Type Foyer	Self Managed Wyndstar Electricity,Natural Gas,Sa STRATA LOT 32, PLAN L THECOMMON PROPER APPROPRIATE In Suite Laundry Golf Course Nearby,Priva ClthWsh/Dryr/Frdg/Stve/I Pets Allowed,Rentals Not Royal LePage - Wolstenc Dimensions 8'10 x 7'1	MS3733, DISTRICT TY IN PROPORTIO ate Yard,Recreation DW,Security System t Allowed roft Floor Main	LOT 252, GROUP N TO THE UNIT EN Nearby,Shopping Ne a,Smoke Alarm,Stora Type Walk-In Closet	TTITLEMENT OF THE earby age Shed Dimensions 7'0 x 5'9	STRATA LOT AS SHOW	VN ON FORM 1	OR V, AS Dimensions	
Mgmt. Com Complex / S Services Co Legal: Amenities: Site Influen Features: Bylaw Rest Listing Bro Floor Floor Main Main Main	Subdiv: connected: nces: tric: oker(s): Type Foyer Kitchen	Self Managed Wyndstar Electricity,Natural Gas,Sa STRATA LOT 32, PLAN L THECOMMON PROPER APPROPRIATE In Suite Laundry Golf Course Nearby,Priva ClthWsh/Dryr/Frdg/Stve/I Pets Allowed,Rentals Not Royal LePage - Wolstence Dimensions 8'10 x 7'1 13'4 x 10'2 8' x 8'	MS3733, DISTRICT TY IN PROPORTIO ate Yard,Recreation DW,Security System t Allowed roft Floor Main Above	LOT 252, GROUP N TO THE UNIT EN Nearby,Shopping Na A,Smoke Alarm,Stora Type Walk-In Closet Bedroom	TTITLEMENT OF THE earby age Shed Dimensions 7'0 x 5'9 14' x 11'	STRATA LOT AS SHOW	VN ON FORM 1	OR V, AS Dimensions	
Mgmt. Com Complex / S Services Co Legal: Amenities: Site Influen Features: Bylaw Rest Listing Bro Floor Main Main Main Main	Subdiv: connected: tric: oker(s): Type Foyer Kitchen Eating Area	Self Managed Wyndstar Electricity,Natural Gas,Sa STRATA LOT 32, PLAN L THECOMMON PROPER APPROPRIATE In Suite Laundry Golf Course Nearby,Priva ClthWsh/Dryr/Frdg/Stve/I Pets Allowed,Rentals Not Royal LePage - Wolstenc Dimensions 8'10 x 7'1 13'4 x 10'2 8' x 8' 12'4 x 9'6	MS3733, DISTRICT TY IN PROPORTIO te Yard,Recreation DW,Security System t Allowed roft Floor Main Above Above	LOT 252, GROUP N TO THE UNIT EN Nearby,Shopping Na a,Smoke Alarm,Stora Type Walk-In Closet Bedroom Bedroom	TTITLEMENT OF THE earby age Shed Dimensions 7'0 x 5'9 14' x 11' 14'4 x 10'6	STRATA LOT AS SHOW	VN ON FORM 1	OR V, AS Dimensions	
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Mgmt. Com Complex / S Services Co Legal: Amenities: Site Influen Features: Bylaw Rest Listing Bro Floor Main Main Main Main Main Main Main Main	Subdiv: connected: tric: oker(s): Type Foyer Kitchen Eating Area Dining Room Living Room Family Room Primary Bed	Self Managed Wyndstar Electricity,Natural Gas,Sa STRATA LOT 32, PLAN L THECOMMON PROPER APPROPRIATE In Suite Laundry Golf Course Nearby,Priva ClthWsh/Dryr/Frdg/Stve/I Pets Allowed,Rentals Not Royal LePage - Wolstenc Dimensions 8'10 x 7'1 13'4 x 10'2 8' x 8' 12'4 x 9'6 12' x 11' 14' x 11' room 21'9 x 11' 1,290 sqft	MS3733, DISTRICT TY IN PROPORTIO te Yard,Recreation DW,Security System t Allowed roft Floor Main Above Bsmt Bsmt Bsmt Bsmt Bsmt Hof Rooms	LOT 252, GROUP N TO THE UNIT EN Nearby,Shopping Na a,Smoke Alarm,Stora Type Walk-In Closet Bedroom Games Room Flex Room Bedroom Bedroom	TITLEMENT OF THE earby age Shed 7'0 x 5'9 14' x 11' 14'4 x 10'6 17'10 x 16'3 15'5 x 6'4 12'11 x 11'6 10'10 x 9'11	STRATA LOT AS SHOW	VN ON FORM 1 Type Utility # of Pieces	OR V, AS Dimensions 10'6 x 8'11 Ensuite?	
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OPEN HOUSE SAT & SUN, JUL 6 & 7 from 2-4 PM WELCOME HOME to this 5 bedroom, 4 bathroom home nestled in Wyndstar with MASTER ON THE MAIN! Enter into a grand foyer with vaulted ceiling with a snug/den off the foyer and an open plan kitchen, eating, family room featuring a cozy gas fireplace and sliders onto your deck in private backyard. With fresh paint throughout most of the home, the upstairs offers 2 spacious bedrooms and a bathroom and a full basement boasts another 2 bedrooms, bathroom and huge rec room for games night! Double side by side garage provides plenty of room and this home is just minutes to schools, shopping, transit, Derby Reach Trail, recreation and more. Call today and make this house your new home!

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