R2951633 House/Single Family

21456 92B AVENUE LANGLEY

Walnut Grove, V1M 1P4

Residential Detached \$1,499,900 (LP)

Tiouse/Single Failing	Walnut Grove, V1M 1P4					
Depth/Size (ft):	IRREG	Bedrooms:	6	Approx. Year Bui	ilt: 1984	4
rontage (ft):	51.00	Bathrooms:	3	Age:	41	
ot Area: (sq.ft.)	5,246.00	Full Baths:	2	Zoning:	R-1E	3
lood Plain:		Half Baths:	1	Gross Taxes:	\$5,6	27.65
ear Yard Exp:				For Tax Year:	2024	4
/iew:	Yes			P.I.D.:	002-	-323-591
tyle of Home:	2 Storey		Parking:	Total: 5 - Covered:	: 1	
onstruction:	Frame - Wood		Covered Parking:	1		
xterior:	Vinyl		Parking Access:	Front		
oundation:			Parking:	Garage; Single		
ain Screen:			Locker:			
enovations:			Units in Dev:			
of Fireplaces:	1 - Fuel: Natural Gas		Distance to:			
ater Supply:	City/Municipal		Title to Land:	Freehold NonStrat	ta	
uel/Heating:	Baseboard, Forced Air	r,Natural Gas	Property Disc:	Yes		
utdoor Area:	Balcony(s),Fenced Ya	ard	PAD Rental:			
ype of Roof:	Asphalt		Fixtures Leased:	No		
loor Finish:	Hardwood, Tile, Vinyl/L	Linoleum	Fixtures Rmvd:	No		
Igmt. Company: complex / Subdiv: ervices Connected:	-	s,Sanitary Sewer,Storm Sewer	TOWNSHIP & NEW WESTM			
Igmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Seatures: Bylaw Restric:	WALNUT GROVE Electricity,Natural Gas LOT 381, PLAN NWP In Suite Laundry Central Location,Golf	s,Sanitary Sewer,Storm Sewer 265661, PART E1/2, SECTION 36, Course Nearby,Greenbelt,Recreat Nsh/Dryr/Frdg/Stve/DW,Security Sy	ion Nearby,Shopping Nearby			
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s):	WALNUT GROVE Electricity,Natural Gas LOT 381, PLAN NWP In Suite Laundry Central Location,Golf Air Conditioning,ClthV Royal LePage - Wolst	s,Sanitary Sewer,Storm Sewer 265661, PART E1/2, SECTION 36, Course Nearby,Greenbelt,Recreat Nsh/Dryr/Frdg/Stve/DW,Security St tencroft	ion Nearby,Shopping Nearby ystem,Smoke Alarm,Vacuum	Built In, Vaulted Ceiling		
Igmt. Company: complex / Subdiv: ervices Connected: egal: amenities: ite Influences: eatures: ceatures: aylaw Restric: isting Broker(s):	WALNUT GROVE Electricity,Natural Gas LOT 381, PLAN NWP In Suite Laundry Central Location,Golf Air Conditioning,ClthW Royal LePage - Wolst	s,Sanitary Sewer,Storm Sewer 265661, PART E1/2, SECTION 36, Course Nearby,Greenbelt,Recreat Nsh/Dryr/Frdg/Stve/DW,Security S tencroft Dimensions	ion Nearby,Shopping Nearby ystem,Smoke Alarm,Vacuum - Floor	Built In,Vaulted Ceiling	Dimen	
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s):	WALNUT GROVE Electricity,Natural Gas LOT 381, PLAN NWP In Suite Laundry Central Location,Golf Air Conditioning,ClthV Royal LePage - Wolst Type Foyer	s,Sanitary Sewer,Storm Sewer 265661, PART E1/2, SECTION 36, Course Nearby,Greenbelt,Recreat Nsh/Dryr/Frdg/Stve/DW,Security Sy tencroft Dimensions 7'3 x 5'5	ion Nearby,Shopping Nearby ystem,Smoke Alarm,Vacuum - Floor Above	Built In,Vaulted Ceiling Type Walk-In Closet	Dimen 10'2 x	4'10
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain	WALNUT GROVE Electricity,Natural Gas LOT 381, PLAN NWP In Suite Laundry Central Location,Golf Air Conditioning,ClthV Royal LePage - Wolst Type Foyer Family Room	s,Sanitary Sewer,Storm Sewer 265661, PART E1/2, SECTION 36, 7 Course Nearby,Greenbelt,Recreat Nsh/Dryr/Frdg/Stve/DW,Security Sy tencroft Dimensions 7'3 x 5'5 15'10 x 9'9	ion Nearby,Shopping Nearby ystem,Smoke Alarm,Vacuum Floor Above Above	Built In,Vaulted Ceiling Type Walk-In Closet Bedroom	Dimen 10'2 x 13'4 x	4'10 8'2
lgmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor lain lain	WALNUT GROVE Electricity,Natural Gas LOT 381, PLAN NWP In Suite Laundry Central Location,Golf Air Conditioning,ClthV Royal LePage - Wolst Type Foyer Family Room Kitchen	s,Sanitary Sewer,Storm Sewer 265661, PART E1/2, SECTION 36, ¹⁷ Course Nearby,Greenbelt,Recreat Nsh/Dryr/Frdg/Stve/DW,Security Sy tencroft Dimensions 7'3 x 5'5 15'10 x 9'9 12'4 x 12'1	ion Nearby,Shopping Nearby ystem,Smoke Alarm,Vacuum Floor Above Above Above	Built In,Vaulted Ceiling Type Walk-In Closet Bedroom Bedroom	Dimen 10'2 x 13'4 x 13'4 x	4'10 8'2 8'4
Igmt. Company: complex / Subdiv: eervices Connected: egal: menities: ite Influences: eatures: eatures: isting Broker(s): loor lain lain lain	WALNUT GROVE Electricity,Natural Gas LOT 381, PLAN NWP In Suite Laundry Central Location,Golf Air Conditioning,ClthV Royal LePage - Wolst Type Foyer Family Room Kitchen Dining Room	s,Sanitary Sewer,Storm Sewer 265661, PART E1/2, SECTION 36, ¹⁷ Course Nearby,Greenbelt,Recreat Nsh/Dryr/Frdg/Stve/DW,Security Sy tencroft Dimensions 7'3 x 5'5 15'10 x 9'9 12'4 x 12'1 13'3 x 14'4	ion Nearby,Shopping Nearby ystem,Smoke Alarm,Vacuum - Floor Above Above Above Above Above	Built In, Vaulted Ceiling Type Walk-In Closet Bedroom Bedroom Bedroom	Dimen 10'2 x 13'4 x 13'4 x 13'2 x	4'10 8'2 8'4 11'3
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Toor lain lain lain lain	WALNUT GROVE Electricity,Natural Gas LOT 381, PLAN NWP In Suite Laundry Central Location,Golf Air Conditioning,ClthW Royal LePage - Wolst Type Foyer Family Room Kitchen Dining Room Living Room	s,Sanitary Sewer,Storm Sewer 265661, PART E1/2, SECTION 36, ¹⁷ Course Nearby,Greenbelt,Recreat Nsh/Dryr/Frdg/Stve/DW,Security System tencroft Dimensions 7'3 x 5'5 15'10 x 9'9 12'4 x 12'1 13'3 x 14'4 13'4 x 14'3	ion Nearby,Shopping Nearby ystem,Smoke Alarm,Vacuum - Floor Above Above Above Above Above Above Above	Built In,Vaulted Ceiling Type Walk-In Closet Bedroom Bedroom Bedroom Bedroom Bedroom	Dimen 10'2 x 13'4 x 13'4 x 13'2 x 13'2 x 11'7 x	4'10 8'2 8'4 11'3 11'3
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: eatures: cylaw Restric: isting Broker(s): loor lain lain lain lain	WALNUT GROVE Electricity,Natural Gas LOT 381, PLAN NWP In Suite Laundry Central Location,Golf Air Conditioning,ClthW Royal LePage - Wolst Type Foyer Family Room Kitchen Dining Room Living Room Laundry	s,Sanitary Sewer,Storm Sewer P65661, PART E1/2, SECTION 36, Course Nearby,Greenbelt,Recreat Nsh/Dryr/Frdg/Stve/DW,Security System tencroft Dimensions 7'3 x 5'5 15'10 x 9'9 12'4 x 12'1 13'3 x 14'4 13'4 x 14'3 11'11 x 7'8	ion Nearby,Shopping Nearby ystem,Smoke Alarm,Vacuum - Floor Above Above Above Above Above	Built In, Vaulted Ceiling Type Walk-In Closet Bedroom Bedroom Bedroom	Dimen 10'2 x 13'4 x 13'4 x 13'2 x	4'10 8'2 8'4 11'3 11'3
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor ain ain ain ain ain	WALNUT GROVE Electricity,Natural Gas LOT 381, PLAN NWP In Suite Laundry Central Location,Golf Air Conditioning,ClthW Royal LePage - Wolst Type Foyer Family Room Kitchen Dining Room Living Room	s,Sanitary Sewer,Storm Sewer 265661, PART E1/2, SECTION 36, ¹⁷ Course Nearby,Greenbelt,Recreat Nsh/Dryr/Frdg/Stve/DW,Security System tencroft Dimensions 7'3 x 5'5 15'10 x 9'9 12'4 x 12'1 13'3 x 14'4 13'4 x 14'3	ion Nearby,Shopping Nearby ystem,Smoke Alarm,Vacuum - Floor Above Above Above Above Above Above Above	Built In,Vaulted Ceiling Type Walk-In Closet Bedroom Bedroom Bedroom Bedroom Bedroom	Dimen 10'2 x 13'4 x 13'4 x 13'2 x 13'2 x 11'7 x	4'10 8'2 8'4 11'3 11'3
Igmt. Company: complex / Subdiv: ervices Connected: egal: 	WALNUT GROVE Electricity,Natural Gas LOT 381, PLAN NWP In Suite Laundry Central Location,Golf Air Conditioning,ClthW Royal LePage - Wolst Type Foyer Family Room Kitchen Dining Room Living Room Laundry	s,Sanitary Sewer,Storm Sewer 265661, PART E1/2, SECTION 36, Course Nearby,Greenbelt,Recreat Nsh/Dryr/Frdg/Stve/DW,Security Sy tencroft Dimensions 7'3 x 5'5 15'10 x 9'9 12'4 x 12'1 13'3 x 14'4 13'4 x 14'3 11'11 x 7'8 13'5 x 12'2 # Of Rooms:	ion Nearby,Shopping Nearby ystem,Smoke Alarm,Vacuum - Floor Above Above Above Above Above Above Above	Built In,Vaulted Ceiling Type Walk-In Closet Bedroom Bedroom Bedroom Bedroom Bedroom	Dimen 10'2 x 13'4 x 13'4 x 13'2 x 11'7 x 11'7 x	4'10 8'2 8'4 11'3 11'3
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain ain ain ain ain bove mished Floor (Main):	WALNUT GROVE Electricity,Natural Gas LOT 381, PLAN NWP In Suite Laundry Central Location,Golf Air Conditioning,ClthV Royal LePage - Wolst Type Foyer Family Room Kitchen Dining Room Living Room Laundry Primary Bedroom	s,Sanitary Sewer,Storm Sewer 265661, PART E1/2, SECTION 36, 7 7 Course Nearby,Greenbelt,Recreat Nsh/Dryr/Frdg/Stve/DW,Security Sy tencroft Dimensions 7'3 x 5'5 15'10 x 9'9 12'4 x 12'1 13'3 x 14'4 13'4 x 14'3 11'11 x 7'8 13'5 x 12'2	ion Nearby,Shopping Nearby ystem,Smoke Alarm,Vacuum - Floor Above Above Above Above Above Above Above Above	Built In,Vaulted Ceiling Type Walk-In Closet Bedroom Bedroom Bedroom Bedroom	Dimen 10'2 x 13'4 x 13'4 x 13'2 x 11'7 x 11'7 x	4'10 8'2 8'4 11'3 11'3 9'9
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: cylaw Restric: isting Broker(s): loor lain lain lain lain lain lain lain lain	WALNUT GROVE Electricity,Natural Gas LOT 381, PLAN NWP In Suite Laundry Central Location,Golf Air Conditioning,ClthV Royal LePage - Wolst Type Foyer Family Room Kitchen Dining Room Living Room Laundry Primary Bedroom	s,Sanitary Sewer,Storm Sewer 265661, PART E1/2, SECTION 36, Course Nearby,Greenbelt,Recreat Nsh/Dryr/Frdg/Stve/DW,Security Sy tencroft Dimensions 7'3 x 5'5 15'10 x 9'9 12'4 x 12'1 13'3 x 14'4 13'4 x 14'3 11'11 x 7'8 13'5 x 12'2 # Of Rooms:	ion Nearby,Shopping Nearby ystem,Smoke Alarm,Vacuum Floor Above Above Above Above Above Above Above Above	Built In,Vaulted Ceiling Type Walk-In Closet Bedroom Bedroom Bedroom Bedroom Bedroom Bedroom	Dimen 10'2 x 13'4 x 13'4 x 13'2 x 11'7 x 11'7 x # of Pieces	4'10 8'2 8'4 11'3 11'3 9'9 Ensuite?
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor ain ain ain ain bove inished Floor (Main): inished Floor (Below):	WALNUT GROVE Electricity,Natural Gas LOT 381, PLAN NWP In Suite Laundry Central Location,Golf Air Conditioning,ClthW Royal LePage - Wolst Type Foyer Family Room Kitchen Dining Room Living Room Laundry Primary Bedroom	s,Sanitary Sewer,Storm Sewer 265661, PART E1/2, SECTION 36, 7 7 Course Nearby,Greenbelt,Recreat Nsh/Dryr/Frdg/Stve/DW,Security System tencroft Dimensions 7'3 x 5'5 15'10 x 9'9 12'4 x 12'1 13'3 x 14'4 13'4 x 14'3 11'11 x 7'8 13'5 x 12'2 # Of Rooms: # Of Kitchens:	ion Nearby,Shopping Nearby ystem,Smoke Alarm,Vacuum Floor Above Above Above Above Above Above Above Above Above Above Above Above Above	Built In,Vaulted Ceiling Type Walk-In Closet Bedroom	Dimen 10'2 x 13'4 x 13'4 x 13'2 x 11'7 x 11'7 x # of Pieces 2	4'10 8'2 8'4 11'3 11'3 9'9 Ensuite? No
Igmt. Company: complex / Subdiv: cervices Connected: egal: umenities: cite Influences: ceatures: cylaw Restric: isting Broker(s): loor lain lain lain lain lain lain lain lain	WALNUT GROVE Electricity,Natural Gas LOT 381, PLAN NWP In Suite Laundry Central Location,Golf Air Conditioning,ClthW Royal LePage - Wolst Type Foyer Family Room Kitchen Dining Room Living Room Laundry Primary Bedroom 1,015 sqft 1,291 sqft 0 sqft	s,Sanitary Sewer,Storm Sewer 265661, PART E1/2, SECTION 36, ¹² Course Nearby,Greenbelt,Recreat Nsh/Dryr/Frdg/Stve/DW,Security System tencroft Dimensions 7'3 x 5'5 15'10 x 9'9 12'4 x 12'1 13'3 x 14'4 13'4 x 14'3 11'11 x 7'8 13'5 x 12'2 # Of Rooms: # Of Kitchens: # Of Levels:	ion Nearby,Shopping Nearby ystem,Smoke Alarm,Vacuum - Floor Above Above Above Above Above Above Above Above Above 13 1 2	Built In,Vaulted Ceiling Type Walk-In Closet Bedroom	Dimen 10'2 × 13'4 × 13'4 × 13'2 × 11'7 × 11'7 × # of Pieces 2 4	4'10 8'2 8'4 11'3 11'3 9'9 Ensuite? No No
/iew: Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main Shove Finished Floor (Main): Finished Floor (Below): Finished Floor (Below): Finished Floor (Total): Jinfinished Floor:	WALNUT GROVE Electricity,Natural Gas LOT 381, PLAN NWP In Suite Laundry Central Location,Golf Air Conditioning,ClthW Royal LePage - Wolst Type Foyer Family Room Kitchen Dining Room Living Room Laundry Primary Bedroom 1,015 sqft 1,291 sqft 0 sqft 0 sqft	s,Sanitary Sewer,Storm Sewer 265661, PART E1/2, SECTION 36, 1 Course Nearby,Greenbelt,Recreat Nsh/Dryr/Frdg/Stve/DW,Security System tencroft Dimensions 7'3 x 5'5 15'10 x 9'9 12'4 x 12'1 13'3 x 14'4 13'4 x 14'3 11'11 x 7'8 13'5 x 12'2 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	ion Nearby,Shopping Nearby ystem,Smoke Alarm,Vacuum - Floor Above Above Above Above Above Above Above Above Above 13 1 2	Built In,Vaulted Ceiling Type Walk-In Closet Bedroom	Dimen 10'2 × 13'4 × 13'4 × 13'2 × 11'7 × 11'7 × # of Pieces 2 4	4'10 8'2 8'4 11'3 11'3 9'9 Ensuite? No No
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Filloor Main Main Main Main Main Main Main Main	WALNUT GROVE Electricity,Natural Gas LOT 381, PLAN NWP In Suite Laundry Central Location,Golf Air Conditioning,ClthW Royal LePage - Wolst Type Foyer Family Room Kitchen Dining Room Living Room Laundry Primary Bedroom	s,Sanitary Sewer,Storm Sewer 265661, PART E1/2, SECTION 36, ¹² Course Nearby,Greenbelt,Recreat Nsh/Dryr/Frdg/Stve/DW,Security System tencroft Dimensions 7'3 x 5'5 15'10 x 9'9 12'4 x 12'1 13'3 x 14'4 13'4 x 14'3 11'11 x 7'8 13'5 x 12'2 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	ion Nearby,Shopping Nearby ystem,Smoke Alarm,Vacuum - Floor Above Above Above Above Above Above Above Above 13 1 2 None	Built In,Vaulted Ceiling Type Walk-In Closet Bedroom	Dimen 10'2 × 13'4 × 13'4 × 13'2 × 11'7 × 11'7 × # of Pieces 2 4	4'10 8'2 8'4 11'3 11'3 9'9 Ensuite? No No

WELCOME HOME to this 6 bedroom home backing onto Munday Creek GREENBELT. This home has lots of space for kids, students or home office(s), a welcoming layout with cozy gas fireplace in the living room, easy access to a fenced backyard featuring hot tub, and a unique upstairs with vaulted ceilings giving the rooms a large, airy feel to them. Hardwood bamboo floors throughout, this home has many upgrades including new windows, a new laundry room, wired for EV charger, tankless hot water, AC, balcony off the primary bedroom and steam shower in primary ensuite plus additional soundproofing between living room and upper bedrooms. An addition in 2019 to the upstairs was completed with permits. Located within walking distance to WGSS, James Kennedy Elementary, shopping & transit. Call today!

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