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25124 53 Avenue, Langley

\$598,800.00

Country Ranchette
1600 Square Foot Meticulous Rancher
0.88 Cleared, Level & Fenced Acres On Quiet No Through Street

Fantastic 1600 square foot rancher with many updates on 0.88 acres in absolutely prime loc at end of a no through street in desirable Salmon River Uplands. Traditional plan rancher with huge double garage and RV parking with 30 amp service is designed for entertaining and family. Spacious living room with cozy gas fireplace, dining room with patio door to south facing deck with wheelchair ramp providing wheelchair access for the home, spacious family room (currently used as large office) with access to garage and exterior, updated kitchen with oak shaker cabinets, built in breakfast nook and reverse osmosis water purification system, and 3 bedrooms including master with private access to adjoining four piece bath. Updates include: thermo windows, new roof with 35 year transferable warranty, RV parking with 30 amp electrical connection, fenced yard with gate, 2 large wood decks, security system, and wired for generator.

If you are looking for a well kept home on gorgeous 0.88 acres in desirable area in Salmon River Uplands don't miss this fine property. Enjoy one level living at its best in this super 1600 square foot rancher in quiet country setting enabling you escape the rat race and enjoy life.

For Further Details Or Private Viewing Call:

Doug or Bonnie Mitten



Prudential

Power Play
Realty

604-533-3231

Main Level: 1600 Square Feet

Living Room – 22.33' x 12.25' – Entertaining is easy in the spacious living room with cozy gas fireplace.



Dining Room – 18.33' x 11.25' – Spacious dining room with patio door to large rear deck will facilitate your fine dining for special occasions.



Kitchen - 14' x 13.5' - Updated kitchen with oak shaker cabinets, built-in dishwasher, built in breakfast nook and reverse osmosis water purification system.





Family Room – 16’ x 13.5’ - Spacious family room/office with exterior access will facilitate your casual entertaining or computer or home business needs.



Master Bedroom – 11.66’ x 11.25’ - With private access to adjoining four piece bath.



Bedroom – 10.25' x 9'



Bedroom – 9.5' x 9'



Bathroom 4 Piece



Laundry – 11.25' x 5.75'

- ★ **Fantastic 1600 Square Foot Rancher With Many Updates On 0.88 Acres In Absolutely Prime Loc At End Of A No Through Street In Desirable Salmon River Uplands.**
- ★ **Traditional Plan Rancher With Huge Double Garage And RV Parking With 30 Amp Service Is Designed For Entertaining And Family.**
- ★ **Spacious Living Room With Cozy Gas Fireplace.**
- ★ **Dining Room With Patio Door To South Facing Deck With Wheelchair Ramp Providing Wheelchair Access For The Home.**

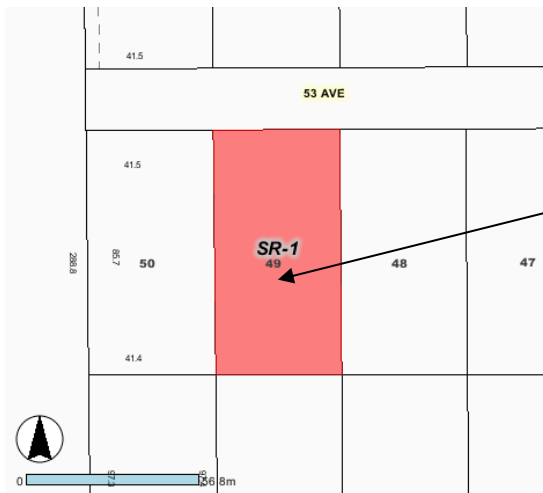
- ★ **Updated Kitchen With Oak Shaker Cabinets, Built In Breakfast Nook And Reverse Osmosis Water Purification System.**
- ★ **Spacious Family Room (Currently Used As Large Office) With Access To Garage And Exterior.**
- ★ **Three Bedrooms Including Master With Private Access To Adjoining Four Piece Bath.**
- ★ **Updates Include: Thermo Windows, New Roof With 35 Year Transferable Warranty, RV Parking With 30 Amp Electrical Connection, Fenced Yard With Gate, 2 Large Wood Decks, Security System, And Wired For Generator.**
- ★ **Double Garage With Double Wide Exposed Aggregate Driveway.**
- ★ **RV Parking With 30 Amp Electrical Connection**



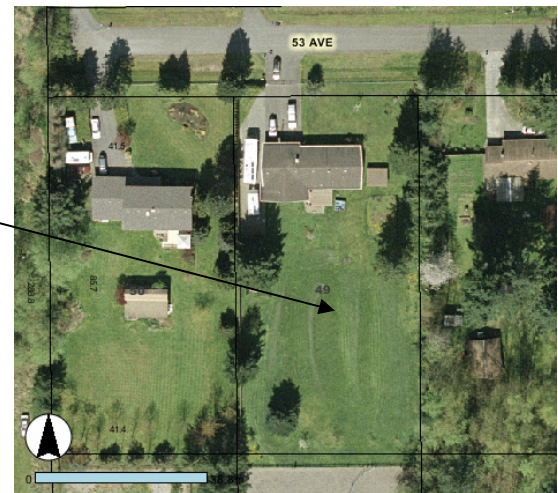
- ★ **If You Are Looking For A Well Kept Home On Gorgeous 0.88 Acres In Desirable Area In Salmon River Uplands Don't Miss This Fine Property. Enjoy One Level Living At Its Best In This Super 1600 Square Foot Rancher In Quiet Country Setting Enabling You Escape The Rat Race And Enjoy Life.**

Lot: 0.88 Acres – 136.15' x 281.16'





**Subject
Property**



Location:

This property is located on a quiet no through street in the desirable Salmon River Uplands area within ten minutes of both public and private schools. Neighborhood shopping is available at the Otter Coop or Murrayville. Easy access to the regional shopping center at Willowbrook ensures convenient access to the most serious shopper. Recreation is available at: Langley Twin Rinks with 2 ice rinks, fitness facilities and casual dining restaurant; the Preston center at 208 Street and 42 Avenue with an ice rink, curling rink and activity rooms and this area boasts easy access to the Blair pool within 15 minutes of this property. If you want to hit the links this property is located within minutes of the Poppy Golf Course

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