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[www.mitten-realty-services.com](http://www.mitten-realty-services.com)



24565 50 Avenue, Langley

\$818,500.00

**Horses in Desirable Salmon River Uplands  
3041 SF Home With Inlaw Accommodation  
Super Horse Set Up With 4 Stall Barn & 1.2 Ac**

Spacious updated 3041 square foot, four level split with five bedrooms, four baths and one bedroom side suite. Upgrades include vinyl windows and siding, one year old roof, heritage doors, moldings, gorgeous river rock fireplace and white kitchen with gas range. Perfect horse set-up with four stall barn with loft, paddocks off of the stalls and grass paddocks, round pen with all weather foot and lighting. two driveways with parking for trailer and RV. Attached workshop and newer septic system. 3041 square foot updated home with side suite on 1.2 acres set up for horses with four stall barn on quiet street in Langley's desirable Salmon River Uplands.

For Further Information Or Private Viewing Contact:

**Doug or Bonnie Mitten**



**Prudential** | Power Play  
Realty

**(604) 533-3231**

## **Main Level: 636 Square Feet**

**Living Room – 17.25' x 13.33'** – Entertaining is easy in the spacious living room with cozy fireplace with floor to ceiling river rock facing.



**Dining Room – 10.58' x 9.58'** - Spacious dining room will facilitate your largest dinner parties for family dinners and special occasions. Patio door to large deck.



**Kitchen - 17' x 11.58'** - Attractive kitchen with scads of gorgeous white cabinets, dishwasher, and eating bar.



**Upper Level: 636 Square Feet**

**Master Bedroom – 14.33' x 11.75' – Spacious master with three piece ensuite.**



**Bedroom – 10.66' x 9.43'**



**Bedroom – 10.66' x 10.16'**



**Bathroom - 4 Piece**



**Lower Level: 1193 Square Feet**

**Family Room – 14.33’ x 14.083’** – Spacious family room can double as a living room if you want to expand the suite to two bedrooms.



**Bedroom – 14’ x 9.58’**



**Laundry - 14’ x 5’**

**Bathroom - 4 Piece**



## Suite

**Living Room – 10' x 9.58'**



**Kitchen – 12.58' x 8.43'**



**Bedroom – 15.5' x 10.43'**



**Bathroom – 4 Piece**

**Basement Level:      576 Square Feet**

Family Room – 17.25’ x 13.083’

Recreation Room – 19.58’ x 10.58’

**Barn:      36’ x 46’ – 4 Stall Barn With Loft**



**Lot: 165.02’ x 318.23 – 52,515 Sq. Ft. - 1.205 Acres**

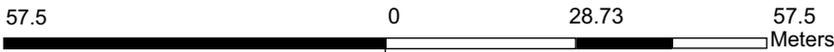
★ Nicely Set Up For Horses With Paddocks Off Of The Stalls, Grass Paddocks & Lighted Round Pen With All Weather Footing..



All information contained in this brochure while thought to be reliable is not guaranteed to be accurate and should be verified by the purchaser.



# 24565 50 Ave Langley



Scale 1: 1,131

Township of  
**LANGLEY** Geosource

Printed: 9/28/2011



Aerial Map

The data provided is a compilation of geographic information drawn together from a variety of sources, historic and current, and does not necessarily include everything and anything for a particular purpose; and the person utilizing this information does so entirely at their risk as the Township of Langley assumes no obligation or liability for the use of this information by any person and makes no representations or promises regarding the completeness or accuracy of the information or its fitness for a particular purpose.



POWER PLAY REALTY

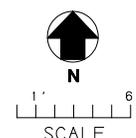
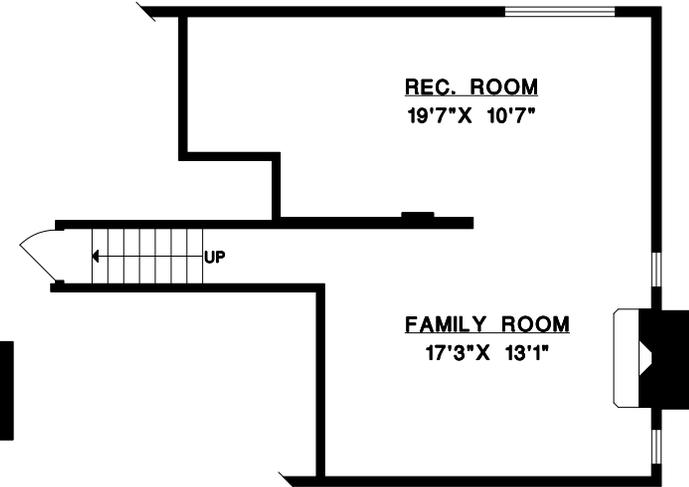
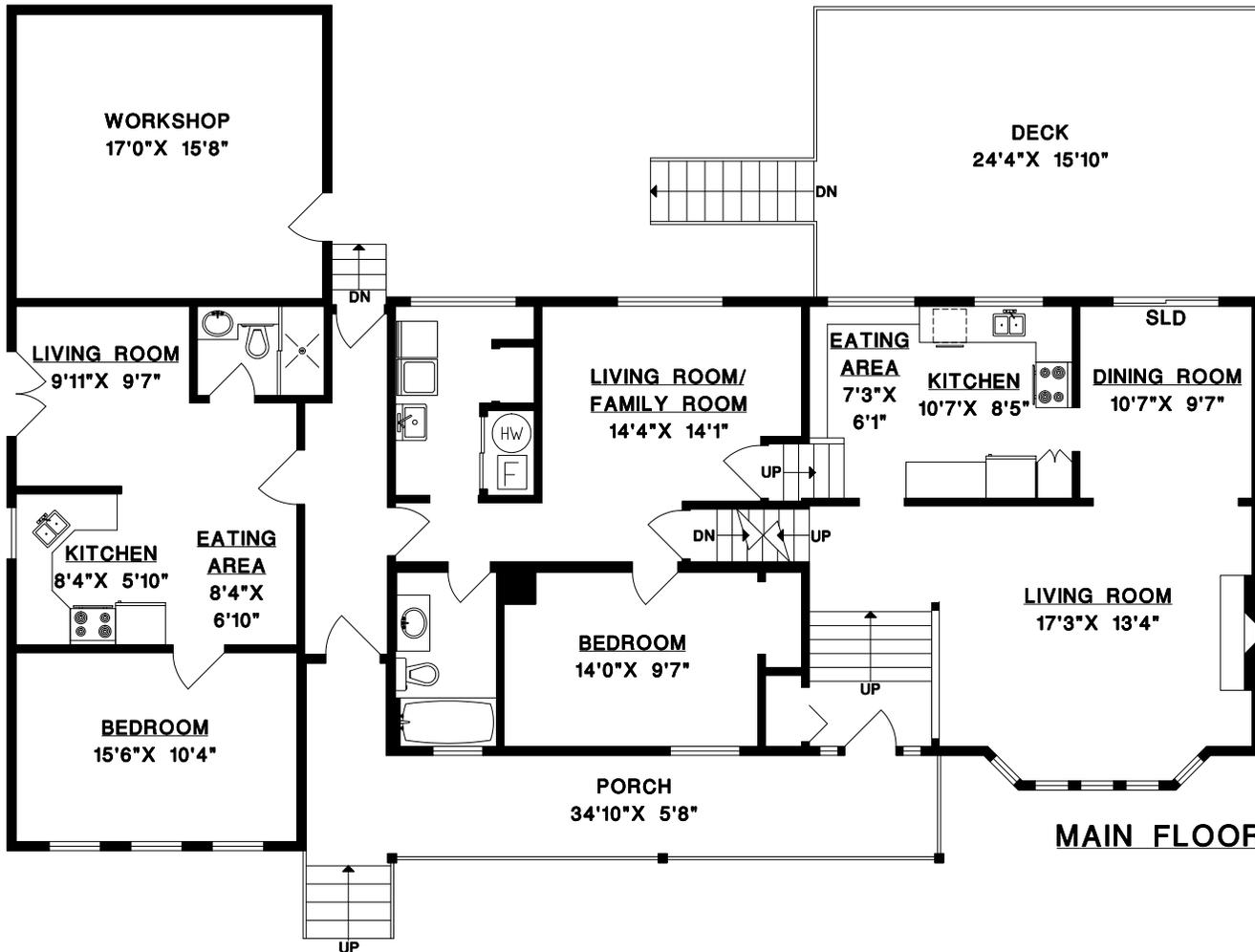
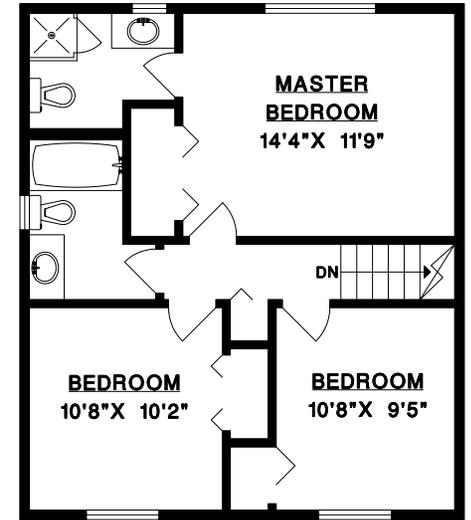
DOUG & BONNIE MITTEN

BUS: 604-290-5480

24565 50TH AVENUE,  
LANGLEY, B.C.

UPPER FLOOR	636	SQ. FT.
MAIN FLOOR	1829	SQ. FT.
LOWER FLOOR	576	SQ. FT.
<b>FINISHED AREA</b>	<b>3041</b>	<b>SQ. FT.</b>

WORKSHOP	290	SQ. FT.
DECK	385	SQ. FT.
PORCH	217	SQ. FT.



**M** MEASURE MASTERS<sup>®</sup>  
SURREY/WHITE ROCK  
(604) 539-0285  
DRAWN: SEPTEMBER 2011