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www.mitten-realty-services.com**



20049 50 Avenue, Langley

\$859,800.00

Updated 4 Bedroom Tudor on 7,188 sqft Lot In Langley City

Tastefully updated traditional plan, four bedroom Tudor style home nestled on 7,188 square foot corner lot in a established neighbourhood boasts attractive updates including: floors, paint and décor, kitchen, bathrooms, window and more. Entertaining is easy in spacious dining room and living room with attractive gas fireplace with stone facing and with French doors for privacy when entertaining. Updated kitchen with eating area overlooks backyard and adjoining family room with door to rear patio. Main floor laundry and mud room just off the garage. Four bedrooms up including spacious master bedroom with sitting area, walk thru closet and three piece ensuite. (4th bedroom over garage could double as a games room/rec room). Walking distance to elementary and middle school, transit and trails and just a few minutes from shopping and dining.

Doug, Bonnie or David Mitten



(604)533-3231

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

Features Of This Fine Home...

Main Level: 1,102 SQUARE FEET

Foyer: 10'4 x 7'11



Living Room: 16'4 x 13'2



Dining Room: 12'2 x 9'8



Kitchen: 11'10 x 9'1



Eating Area: 9'7 x 8'5



Family Room: 16'3 x 12'10



2 Piece Powder Room



Laundry Room: 16'1 x 13'8



Upper Level: 1,217 SQUARE FEET

Master Bedroom: 22'5 x 15'9





3 Piece Ensatie

Walk-in Closet



Bedroom: 13' x 10'6

Bedroom: 10'2 x 9'8



4th Bedroom/Games Room



4 Piece Bathroom



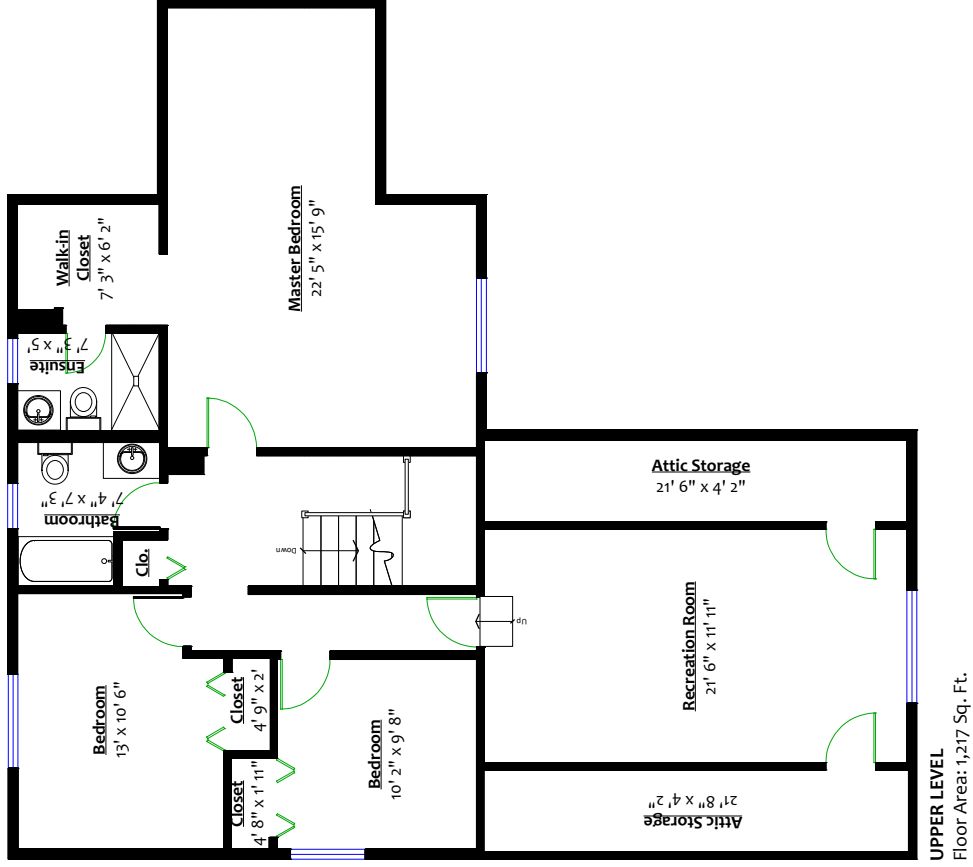
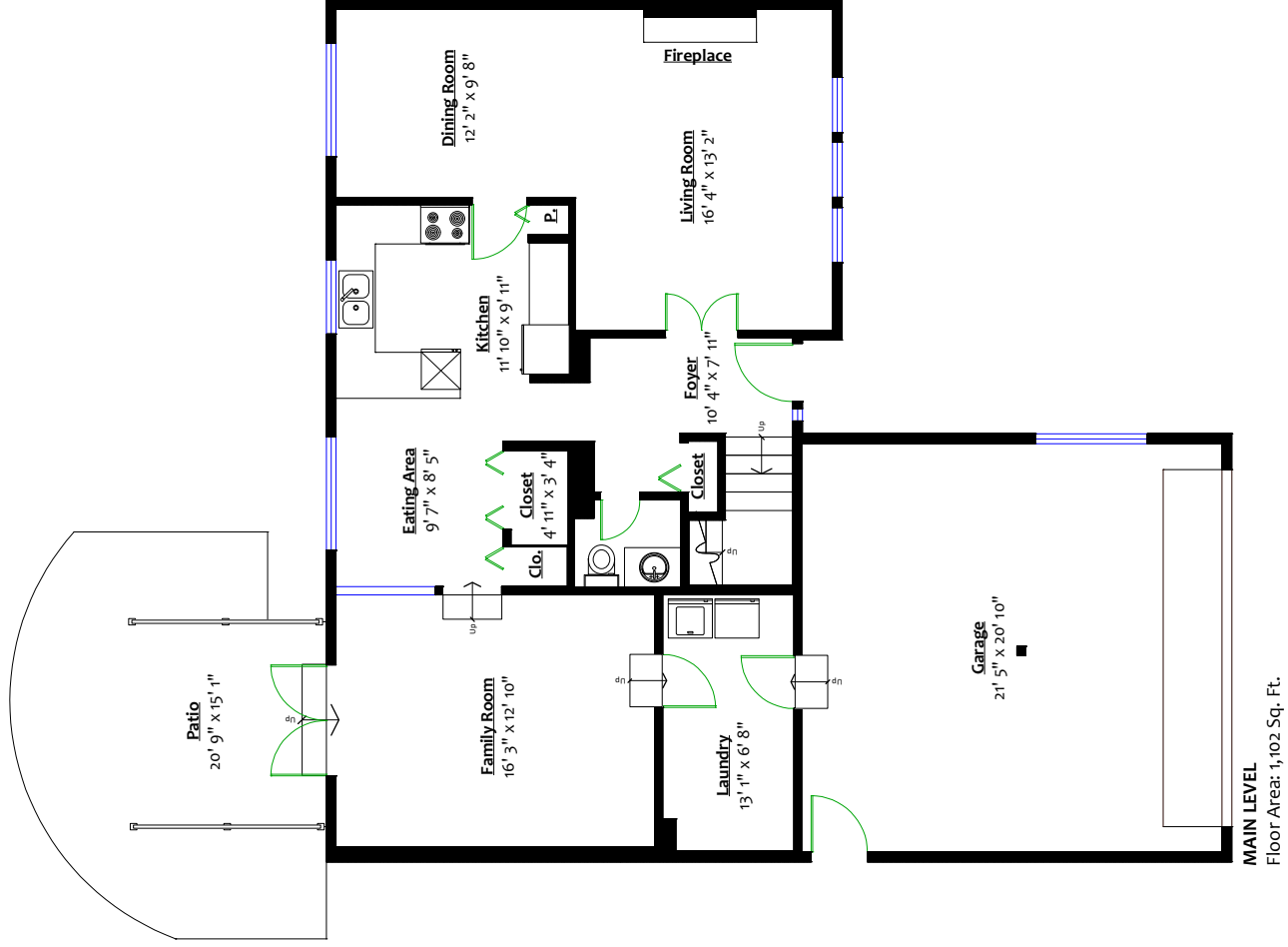
FEATURES OF THIS FINE HOME:

- ⌘ **Tastefully Updated Traditional Plan, 4 Bedroom Tudor Style Home Nestled On 7,188 Square Foot Corner Lot In A Fantastic Established Neighbourhood**
- ⌘ **Updates Include; Floors, Paint And Décor, Kitchen, Bathrooms Windows And Much More.**
- ⌘ **Entertaining Is Easy In Spacious Dining Room And Living Room With Attractive Gas Fireplace With Stone Facing And With French Doors For Privacy When Entertaining.**
- ⌘ **Updated Kitchen With Eating Area Overlooks Backyard And Adjoining Family Room With Door To Rear Patio.**
- ⌘ **Main Floor Laundry And Mud Room Just Off The Garage.**
- ⌘ **4 Bedrooms Up Including Spacious Master Bedroom With Sitting Area, Walk Thru Closet And 3 Piece Ensuite. (4th Bedroom Over Garage Could Double As A Games Room/Rec Room).**
- ⌘ **Walking Distance To Elementary And Middle School, Transit And Trails And Just A Few Minutes From Shopping And Dining.**
- ⌘ **Taxes : \$3,764.27 (2018)**

20049 50 Avenue, Langley, B.C.

Totals**

Main Level:	1,102 sq. ft.	Garage:	479 sq. ft.
Upper Level:	1,217 sq. ft.	Attic Storage:	203 sq. ft.
Total:	2,319 sq. ft.	Patio:	280 sq. ft.
		Total:	962 sq. ft.



LOT: 67.02' x 107.28' - 7,188 Square Feet

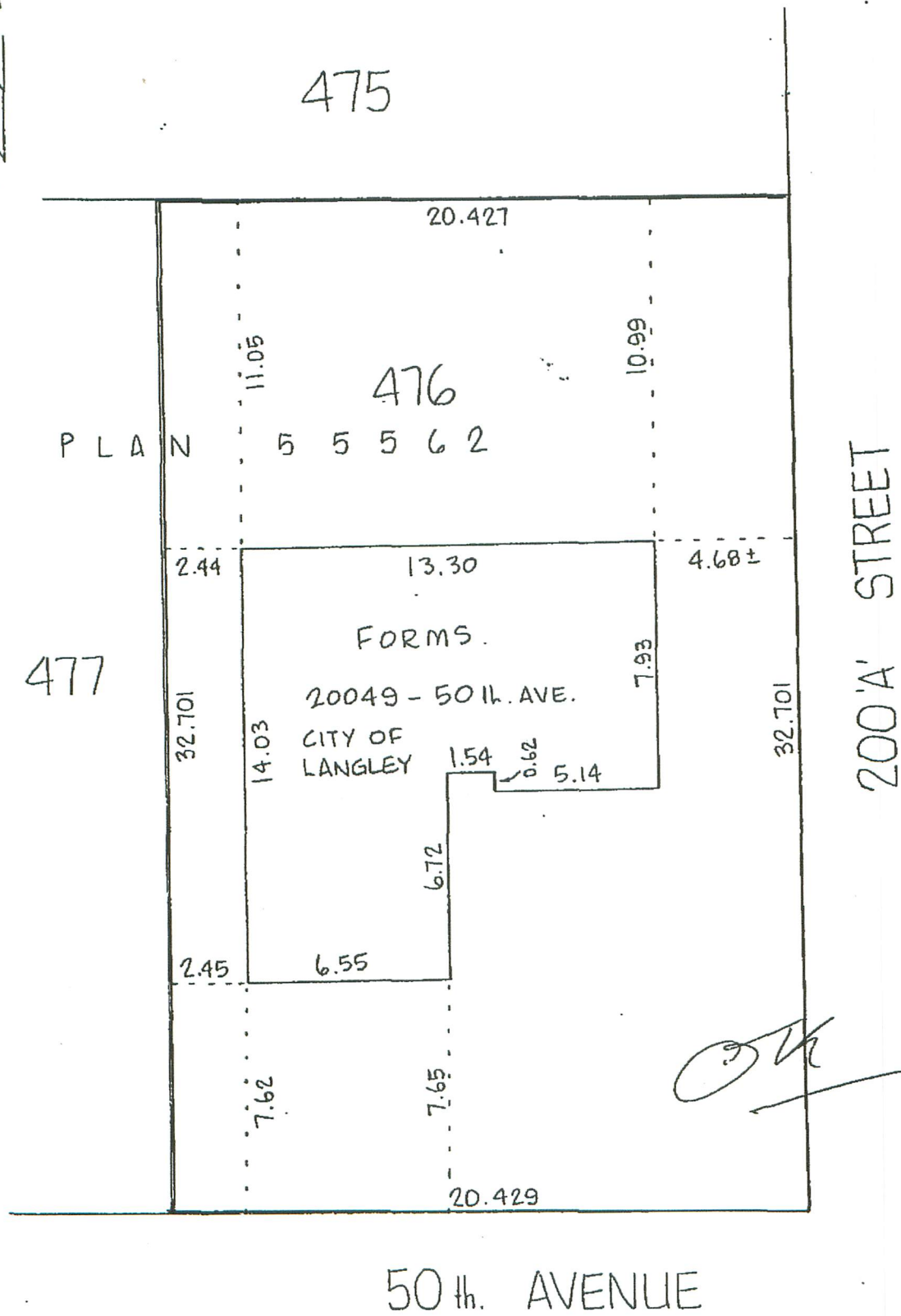


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THOMSON ISAAK & OSMAN

NOTE : This certificate shows the relative location of improvements

Site Survey While Thought To Be Accurate Is Not Guaranteed and Buyer Should Have Their Own Site Survey Done If It Is Important To Them.