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



**#178 – 20391 96 Avenue, Langley**

**\$**

**The Good Life Just Keeps Getting Better. 1,938 Sq. Ft. Upper End Unit.**

Spacious updated end upper unit townhome in desirable Chelsea Green an adult oriented (19+) gated community in Langley's Walnut Grove area boast spacious plan with entertainment sized living room with corner gas fireplace and door to spacious family room, formal dining room, spacious kitchen with lots of cabinets, eating area and adjoining family room for casual entertaining and family fellowship. Spacious master bedroom with updated 4 piece ensuite with a soaker tub, spacious second bedroom and updated 3 piece bathroom. Award winning common facilities with a fireside lounge, outdoor pool, games room area, exercise room and workshop. The good life just gets better when you make this fine property your own.



**The Mitten**  
REAL ESTATE TEAM  
**Doug, Bonnie & David Mitten**

**604-533-3231**

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



# Features Of This Fine Home...

**Main Level:**     1,807 Sq. Ft.

**Family Room: 19'5 x 11'9**



**Eating Area: 10'3 x 6'1**



**Kitchen: 11'2 x 10'3**





**Living Room: 18'10 x 15'5**



**Dining Room: 15'11 x 11'8**



**Bedroom: 13'8 x 13'3**



**Master Bedroom: 16'2 x 12'5**



**LOWER LEVEL: Square Feet.**

**Bedroom: 12'1 x 9'7**

**2019 Annual Taxes:     \$**

## **Features Of This Fine Home:**

- ✧ **Spacious updated end upper unit townhome in desirable Chelsea Green an adult oriented (19+) gated community in Langley's Walnut Grove area**
- ✧ **Spacious plan with entertainment sized living room with corner gas fireplace and door to spacious family room, formal dining room**
- ✧ **Spacious kitchen with lots of cabinets, eating area and adjoining family room for casual entertaining and family fellowship.**
- ✧ **Spacious master bedroom with updated 4 piece ensuite with a soaker tub, spacious second bedroom and updated 3 piece bathroom.**
- ✧ **Award winning common facilities with a fireside lounge, outdoor pool, games room area, exercise room and workshop.**
- ✧ **The good life just gets better when you make this fine property your own.**

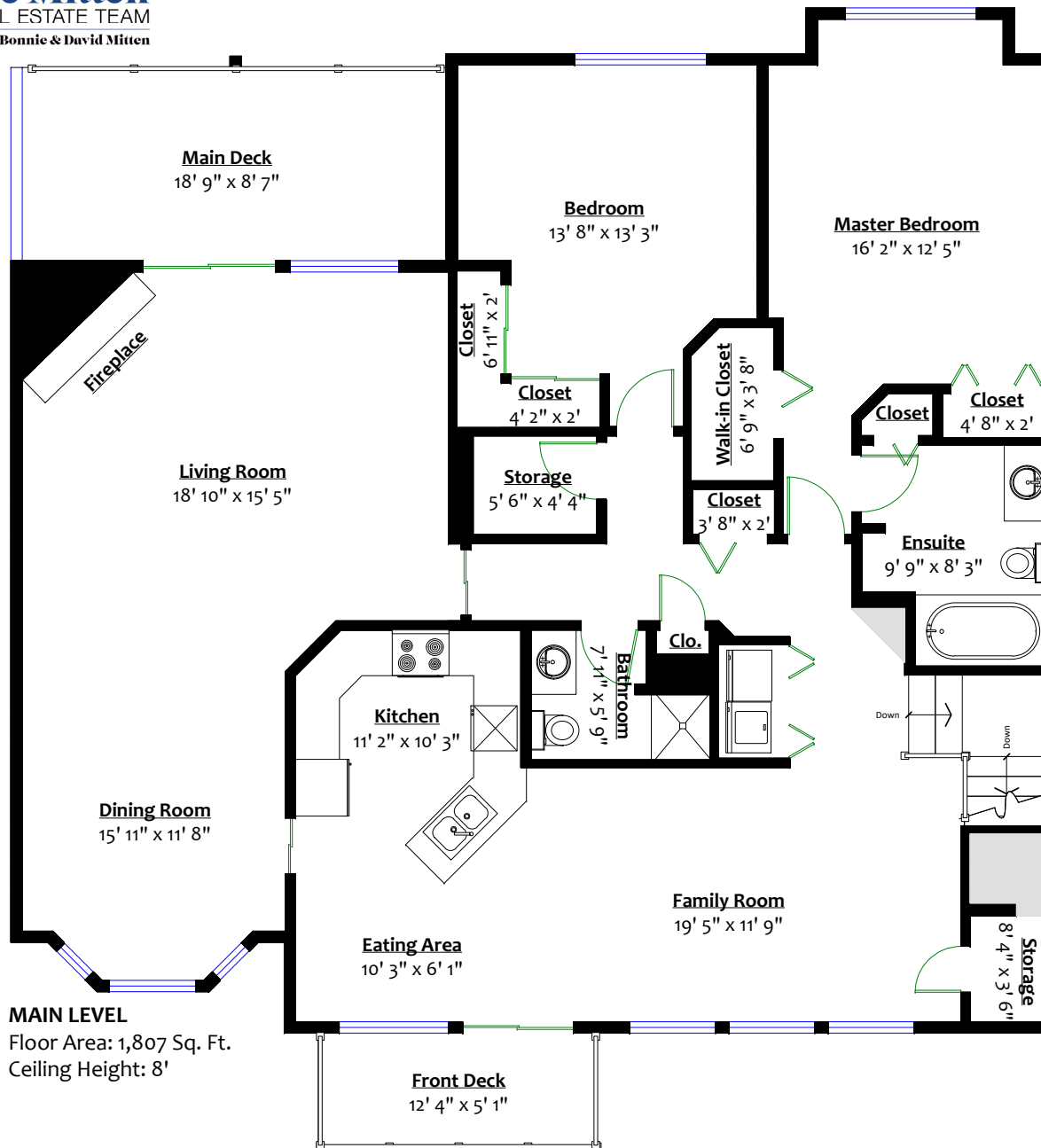
## **Lot:**



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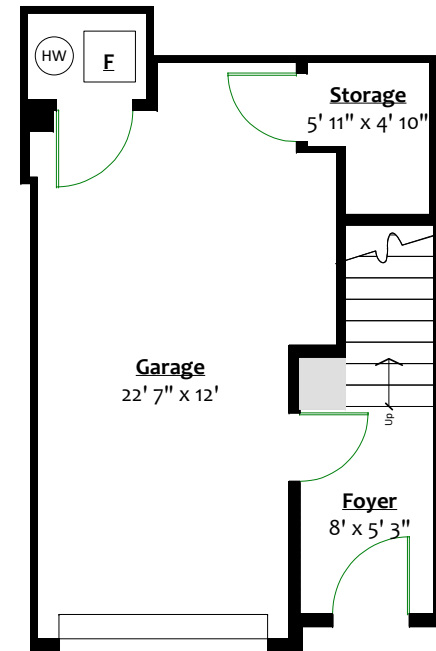
# #178 – 20391 96 Avenue, Langley, B.C.



**MAIN LEVEL**  
Floor Area: 1,807 Sq. Ft.  
Ceiling Height: 8'

**Totals\*\***  
Main Level: 1,807 sq. ft.  
Lower Level: 86 sq. ft.  
Total: 1,893 sq. ft.

Main Deck: 165 sq. ft.  
Front Deck: 63 sq. ft.  
Garage: 242 sq. ft.  
Mechanical: 22 sq. ft.  
Storage: 31 sq. ft.  
Total: 523 sq. ft.



**LOWER LEVEL**  
Floor Area: 86 Sq. Ft.  
Ceiling Height: 8'

