

**For Multi-Picture Tours Go To:
www.mitten-realty-services.com**



21763 48A Avenue, Langley

\$859,800.00

**Family Home on Square 8448 View Lot
Backing Onto School On A Quiet Cul-De-Sac**

Value packed rancher with basement in central Murrayville location on an 8448 square foot lot must be seen with a beautiful mountain view. 1088 square foot on the main floor boasts spacious living room with fireplace and door to covered deck with beautiful view of the mountains, kitchen with eating area, four piece bath and two spacious bedrooms and single garage with additional parking on the driveway. 1036 square foot basement level with ground level access at the rear and one bedroom, den living room and shared laundry. Updates include air conditioning, roof (2013) and most of the windows. With ground level entry and access to additional parking off of the lane this affordable home would be easy to suite and is a greater starter or investment property.



The Mitten
REAL ESTATE TEAM

Doug, Bonnie & 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: 1,088 Sq. Ft.

Living Room: 19'2 x 15'



Kitchen: 10'8 x 9'7



Eating Area: 10'9 x 7'2



Master Bedroom: 12'1 x 12'1



Bedroom: 12'1 x 10'8



Four Piece Main Bath



Lower Level: 1036 Sq. Ft.

Living Room: 18'3 x 13'11



Den: 9'10 x 9'8'



Wet Bar: 10'7 x 6'3



Master Bedroom: 11'1 x 10'7



2 Piece Bathroom With Rough In For 3 Piece



Features Of This Fine Home:

- 🏠 **Value Packed Rancher With Basement In Central Murrayville Location On An 8448 Square Foot Lot Must Be Seen With A Beautiful Mountain View.**
- 🏠 **1088 Square Foot On The Main Floor Boasts Spacious Living Room With Fireplace And Door To Covered Deck With Beautiful View Of The Mountains, Kitchen With Eating Area, Four Piece Bath And Two Spacious Bedrooms And Single Garage With Additional Parking On The Driveway.**



- 🏠 **1036 Square Foot Basement Level With Ground Level Access At The Rear And One Bedroom, Den Living Room And Shared Laundry.**



- 🏠 **Updates Include Air Conditioning, Roof (2013) And Most Of The Windows.**
- 🏠 **With Ground Level Entry And Access To Additional Parking Off Of The Lane This Affordable Home Would Be Easy To Suite And Is A Greater Starter Or Investment Property.**
- 🏠 **Annual Taxes: \$5,725.74**

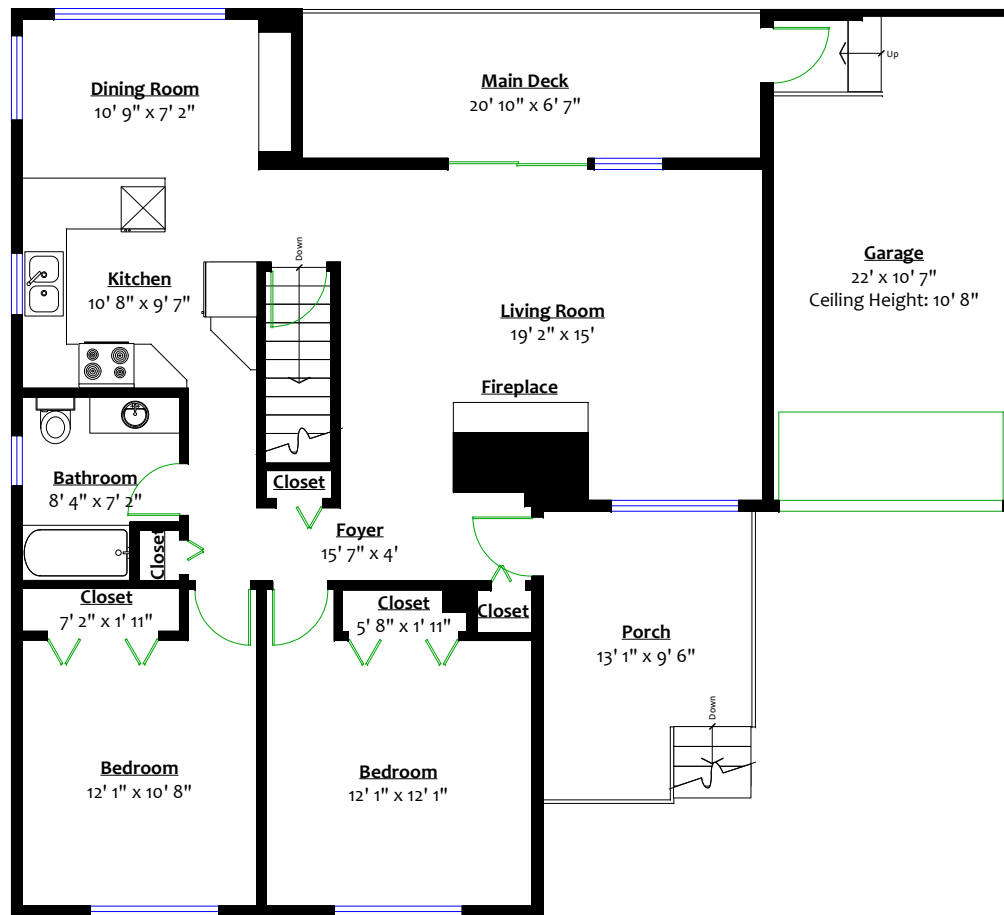
Lot: 66' x 128' - 8,448 Square Feet

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**21763 48 Avenue,
Langley City, B.C.**

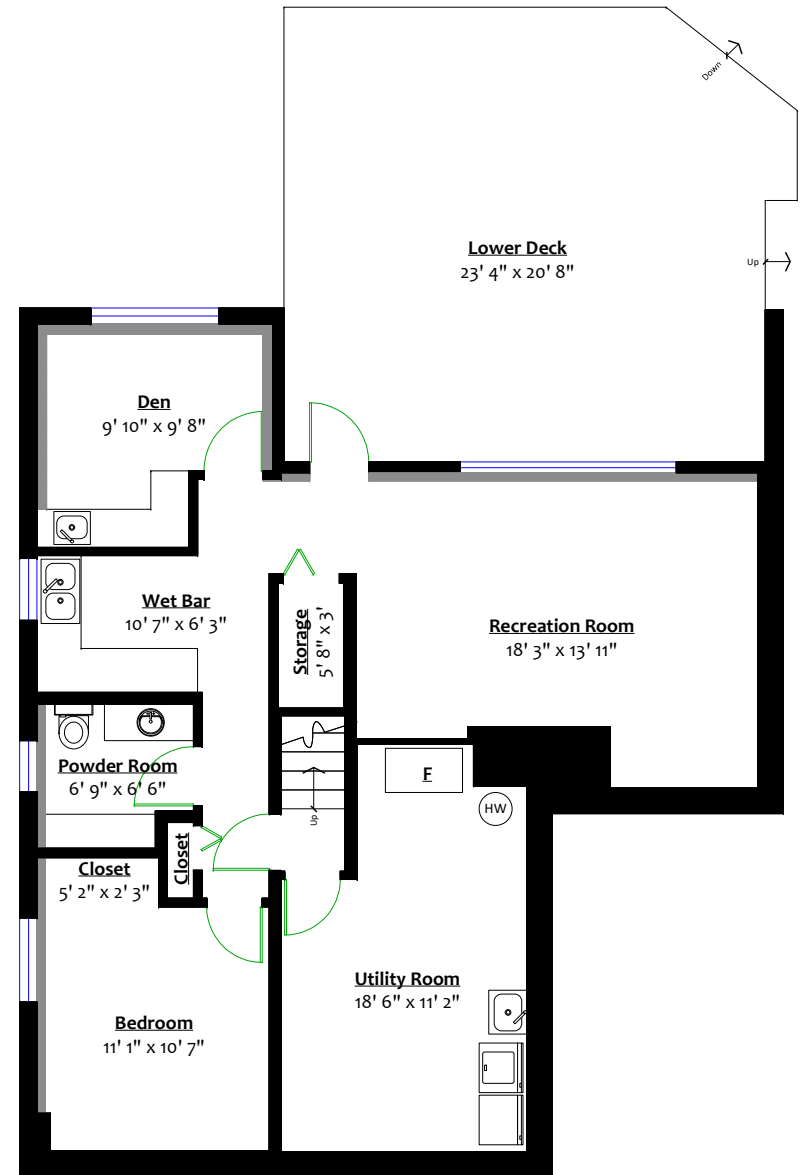
Totals**

Main Level:	1,088 sq. ft.	Garage:	256 sq. ft.
Lower Level:	1,036 sq. ft.	Main Deck:	137 sq. ft.
Total:	2,124 sq. ft.	Porch:	113 sq. ft.
		Lower Deck:	450 sq. ft.
		Total:	956 sq. ft.



MAIN LEVEL

Floor Area: 1,088 Sq. Ft.
Ceiling Height: 8' 2"



LOWER LEVEL

Floor Area: 1,036 Sq. Ft.
Ceiling Height: 8'

