

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



26493 28B Avenue, Langley

\$749,800

**Updated 1,235 Square Foot Ranche
11,088 Sq. Ft. Lot - 23' x 11'1 Detached Shop
Quiet Street In Convenient Aldergrove Location**

Tastefully updated and renovated 1,235 square foot, open concept, three bedroom rancher plus RV parking, carport and 23' x 11'1 detached shop on 11,088 square foot lot with new fence and irrigation system on quiet street within walking distance to schools, parks, community center/pool and shopping in Aldergrove. This tastefully updated open concept three bedroom rancher boasts entertainment sized living room with vaulted ceiling, custom built wall unit surrounding gas fireplace with attractive tumbled stone facing. Spacious dining room with patio door to huge deck with hot tub overlooking attractive rear yard. Updated kitchen with attractive white cabinets, attractive updated countertops and stainless steel appliances. Three spacious bedrooms and spacious 4 piece bath. Spacious laundry room. Updates include: laminate floors, roof, furnace, hot water tank, fence and irrigation system. RV parking, single carport, and detached 24' x 12' workshop provide lots of room for your toys and hobbies. Beautiful 11,088 square foot lot with new fence and irrigation system in convenient location absolutely must be seen to appreciate.



The Mitten
REAL ESTATE TEAM

Doug, Bonnie & David Mitten

604-533-3231

Features Of This Fine Home...

Main Level: 1,235 Sq. Ft.

Living Room: 14'4 x 11'11



Dining Room: 14'4 x 11'3



Kitchen: 12'2 x 11'10



Master Bedroom: 12'11 x 11'4



Bedroom: 11'3 x 10'7



Bedroom: 11'4 x 11'



Four Piece Bathroom



Laundry Room: 11'4 x 10'6



2019 Annual Taxes: \$ 4,269.88

Features Of This Fine Home:

- ⌘ **Tastefully Updated And Renovated 1,235 Square Foot, Open Concept, Three Bedroom Rancher On 11,088 Square Foot Lot With RV Parking, Carport & Shop On Quiet Street Within Walking Distance To Schools, Parks, Community Center/Pool And Shopping In Aldergrove.**
- ⌘ **This Tastefully Updated Open Concept Three Bedroom Rancher Boasts Entertainment Sized Living Room With Custom Built Wall Unit Surrounding Gas Fireplace With Attractive Tumbled Stone Facing.**
- ⌘ **Spacious Dining Room With Patio Door To Huge Deck With Hot Tub Overlooking Attractive Rear Yard.**
- ⌘ **Updated Kitchen With Attractive White Cabinets, Updated Countertops & Stainless Steel Appliances.**
- ⌘ **Three Spacious Bedrooms And 4 Piece Bath.**
- ⌘ **Spacious Laundry Room.**

☞ **Updates Include: Laminate Floors, Roo, Hot Water Tank, Furnace, New Fence & Irrigation System.**

☞ **RV Parking, Single Carport And Detached 24' X 12' Workshop Provide Lots Of Room For Your Toys And Hobbies.**



Lot: 11,088 Square Feet

☞ **Beautiful 11,088 Square Foot. Lot With New Fence & Irrigation System In Convenient Location Absolutely Must Be Seen To Appreciate.**



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

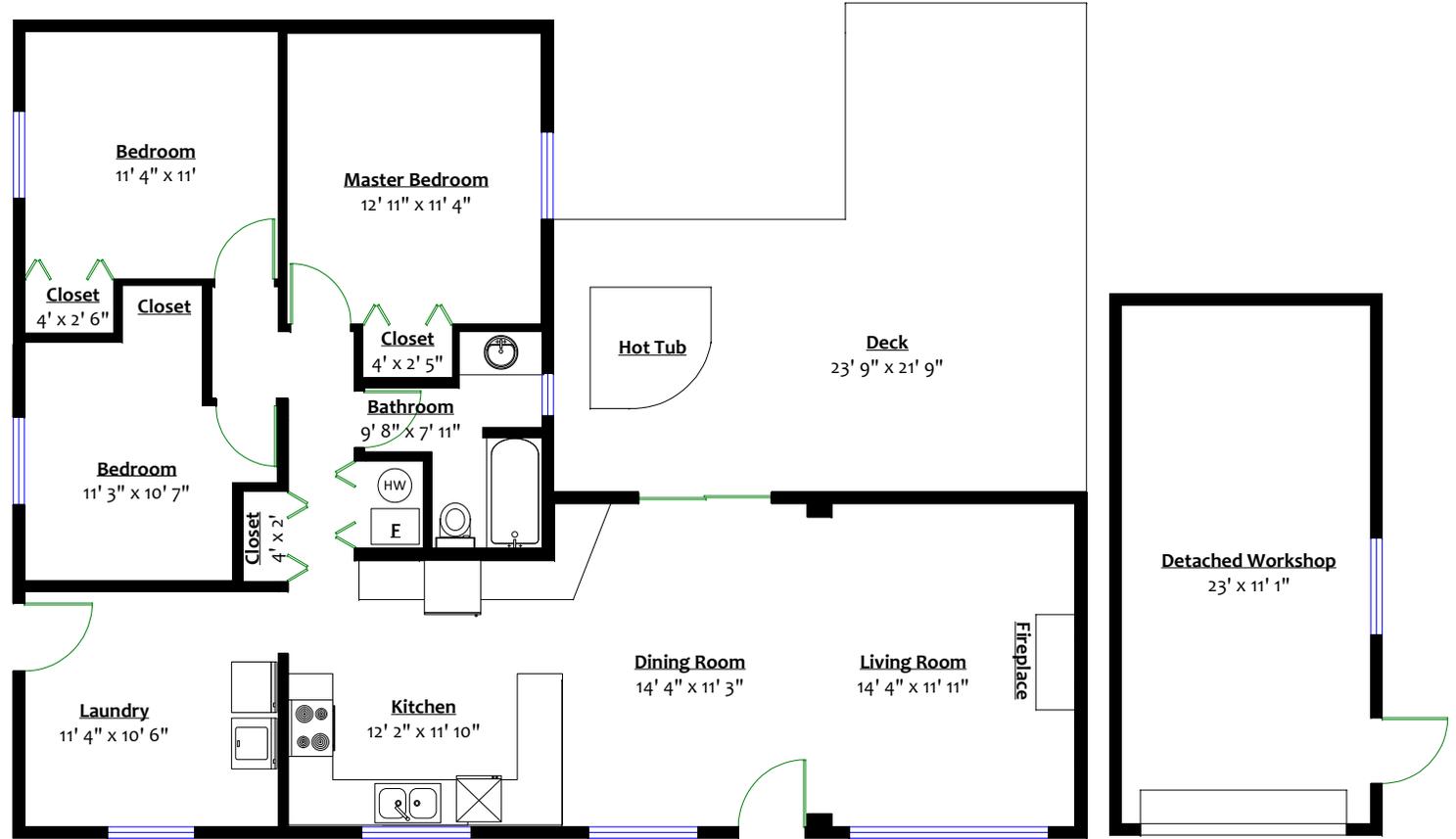
**26493 28B Avenue,
Aldergrove, B.C.**



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Totals**

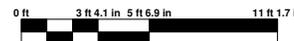
Main Level:	1,235 sq. ft.	Carport:	283 sq. ft.
		Detached Workshop:	291 sq. ft.
		Deck:	390 sq. ft.
		Total:	964 sq. ft.



MAIN LEVEL

Floor Area: 1,235 Sq. Ft.
Ceiling Height: 8'

DETACHED WORKSHOP
Floor Area: 291 Sq. Ft.



** Approx. based on interior measurements to exterior walls
** Total square footage not taken from original blueprints