

**For Multi-Picture Tours Go To:  
[www.mitten-realty-services.com](http://www.mitten-realty-services.com)**



**9463 214 Street, Langley**

**\$898,800.00**

### **Extensively Updated Rancher On Quiet Street In Walnut Grove**

Gorgeous extensively updated rancher on quiet street in the desirable Walnut Grove area boasts many recent updates including gorgeous vinyl plank floors throughout, attractive updated decor, vinyl windows, updated furnace (2003), recently replaced hot water tank, entertainment sized living room, gorgeous kitchen with tons of cabinets and eating area with door to private rear yard and rear patio, three bedrooms and one and a half baths including updated five piece main bath with twin sinks and master bedroom with built-in wardrobe and two piece ensuite. Single garage with 220 power. Private rear yard with storage shed and updated fence. A gorgeous home ready to just move in and enjoy in a desirable location - what more can you ask for?



**The Mitten**  
REAL ESTATE TEAM

**Doug, Bonnie & David Mitten**

**604-290-5480**

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:**     **1,136 Square Feet** (Including 94 Sq. Ft. Unfinished Mechanical Room)

**Foyer: 9'8 x 5'5**



**Living Room: 14'6 x 12'9**

Wood fireplace has been decommissioned. Chimney has a flue liner and gas line is plumbed to the fireplace for future gas fireplace – Buyer should confirm that these meet current code requirements.







**Kitchen: 17' x 11'2**





**5 Piece Main Bath**



**Laundry**



## Master Bedroom: 13'3 x 11'2



## 2 Piece Ensuite





**Bedroom: 12'9 x 8'11**



**Bedroom: 9'3 x 7'8**



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



- 🏡 **Gorgeous Extensively Updated Rancher On Quiet Street In The Desirable Walnut Grove Area Boasts Many Recent Updates Including Gorgeous Vinyl Plank Floors Throughout, Attractive Updated Decor, Vinyl Windows, Updated Furnace (2003), Recently Replaced Hot Water Tank.**



- ⌘ **Entertainment Sized Living Room With Attractive Vinyl Plank Floors. Wood Fireplace Has Been Decommissioned. Chimney Has A Flue Liner And Gas Line Is Plumbed To The Fireplace For Future Gas Fireplace – Buyer Should Confirm That These Meet Current Code Requirements.**
- ⌘ **Gorgeous Kitchen With Tons Of Cabinets And Eating Area With Door To Private Rear Yard And Rear Patio.**



- ⌘ **Three Bedrooms And One And A Half Baths Including Updated Five Piece Main Bath With Twin Sinks And Master Bedroom With Built-In Wardrobe And Two Piece Ensuite.**
- ⌘ **Single Garage With 220 Power.**
- ⌘ **A Gorgeous Home Ready To Just Move In And Enjoy In A Desirable Location - What More Can You Ask For?**
- ⌘ **Annual Taxes (2020): \$4,179.32**

**Lot: 50.85' x 98.42' – 5,005 Sq. Ft.**

- ⌘ **Private Rear Yard With Storage Shed & Updated Fence.**



**The Mitten**  
REAL ESTATE TEAM

**Doug, Bonnie & David Mitten**

**604-290-5480**

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



# The Mitten

REAL ESTATE TEAM

Doug, Bonnie & David Mitten

9463 214 Street,  
Langley City, B.C.

## Totals\*\*

Main Level: 1,042 sq. ft.  
Total: 1,042 sq. ft.  
Mechanical: 94 sq. ft.  
Total: 1,136 sq. ft.

Garage: 251 sq. ft.  
Shed: 98 sq. ft.  
Patio: 119 sq. ft.  
Total: 468 sq. ft.

