



20080 50 AVENUE, LANGLEY, BC

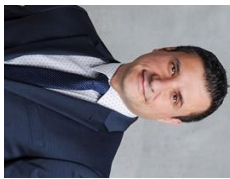


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- It's a well-maintained North-facing character home in Langley City.
- The house offers more than 2400 square feet of living space on an 8600 square foot lot.
- There's ample parking space for up to 10 cars, a double garage, and a 240V serviced RV pad.
- The property has a private backyard with an entertainment pad.
- The home features 3 bedrooms, 3 bathrooms, a mudroom, a den, a sunny kitchen with stainless steel finish appliances and separate laundry room.
- has ample outdoor lighting, an in-ground sprinkler system and in wall-central vacuum system.
- It includes an air-conditioned master bedroom with colonial style bathtub with separate shower.
- As Bonus, there is a separate entrance family entertainment coach house, which is a versatile space for a home office, small business, hobby, or entertaining.
- Recent upgrades include tastefully upgraded carpets, repainted rooms, and a fairly new roof and gutters.
- There's also a 4-foot crawl space for ample storage.
- The location is great, with easy access to restaurants, shopping, parks, trails, golf clubs, and more.
- Willowbrook Mall, Trinity Western University, and Cascades Casino are within easy reach, and major highway routes are nearby.
- The property is perfect for those who want a quiet yet well-connected neighborhood with access to outdoor activities and shopping.
- It's also within walking distance of Simonds Elementary School, H.D. Stafford Middle School, and a short drive to Langley Secondary School,



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Living Area: **2,773** Squarefeet

Extra Area: **441** Squarefeet

Bedroom(s): **3**

Bathroom(s): **3**

● **LIVING AREA** 2,773 SQ FT

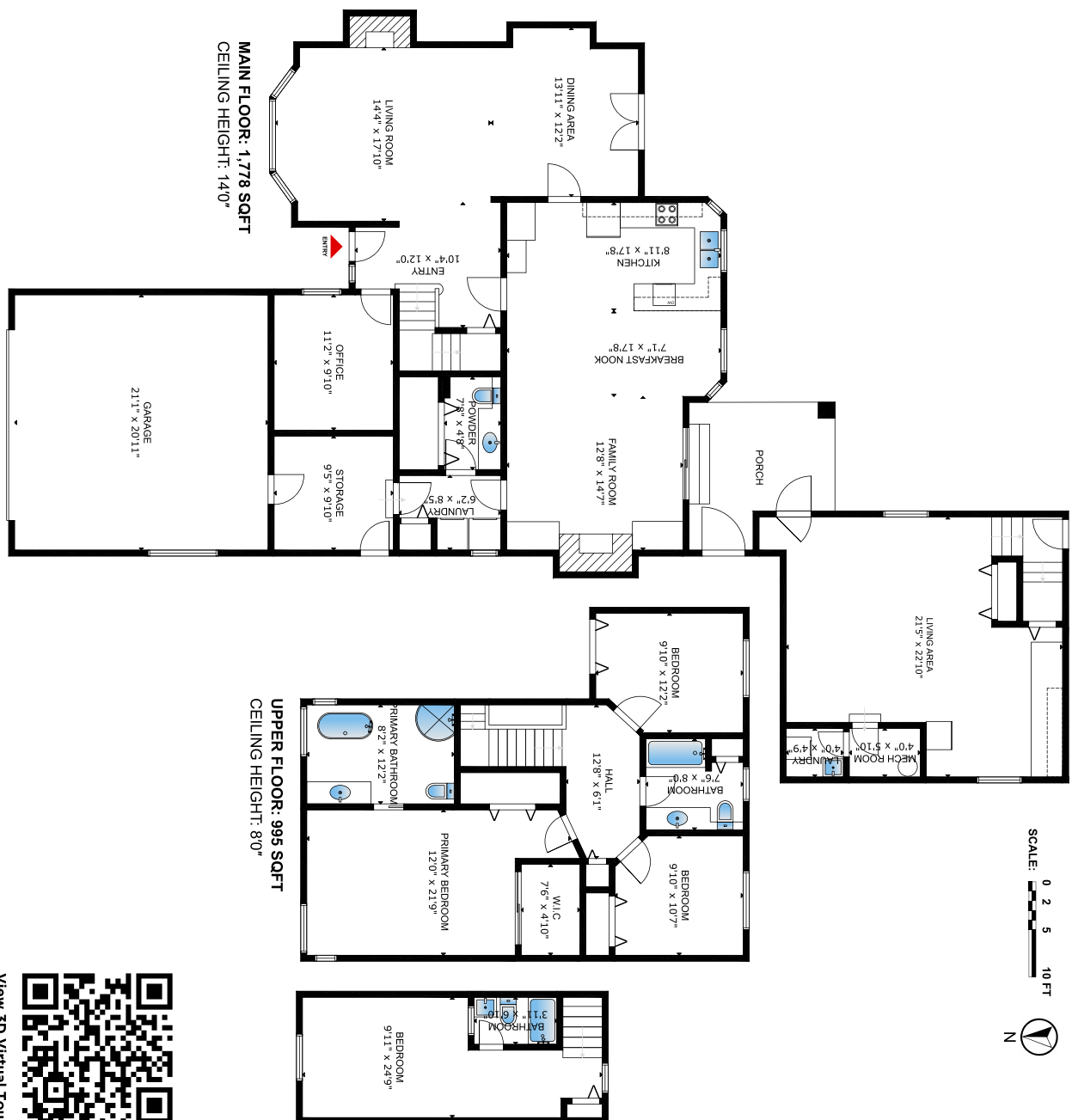
Upper Floor 995 SQ FT
Main Floor 1,778 SQ FT

● **EXTRA AREA** 441 SQ FT

Garage 441 SQ FT

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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View 3D Virtual Tour

Captured and Presented by



Project No: #744 Date: 10.12.2023
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This enclosed information which deemed to be accurate, is not guaranteed. This announcement is not intended to solicit or induce a sale or an existing agency agreement.



Area:

2,773
Squarefeet



Bedrooms:

3

Bathrooms:

3

Kitchens:

1

Your dream home awaits in Langley City! This well-maintained North-facing gem offers over 2400 sq ft of living space on an 8600 sq ft lot. With a covered 2 Car-Garage and a large concrete driveway including a 240V serviced RV pad hookup, park up to 10 vehicles! The private backyard with an entertainment pad and private lawn area, is perfect for gatherings. Inside, you'll find 3 beds, 3 baths, generously appointed rustic living and kitchen with full featured stainless steel finish appliances, dining and living areas with 3 fireplaces, a mudroom, den, and laundry room. The air-conditioned large master bedroom with ensuite with colonial style bath and full separate shower adds extra comfort. Convenience and safety features include enough outdoor lighting, an in-ground sprinkler system and in-wall central vacuum system.

As a bonus, there's a separate entrance family entertainment coach house for endless possibilities - work, play, or hobbies! Recent upgrades include tastefully upgraded carpets, freshly repainted rooms, and a 6-year-old roof and gutter overhaul. The house also features a 4-foot crawl space for ample storage. The location is unbeatable - close to restaurants, shopping, parks, trails, community centres, gymnasiums, and golf clubs. Willowbrook Mall, Trinity Western University, and Cascades Casino are within easy reach, and major highways are nearby. It's the ideal blend of tranquility and connectivity. Families will love it - walking distance to Simonds Elementary School and H.D. Stafford Middle School, and just a short drive to Langley Secondary School within the School Catchment. Don't miss this rare opportunity for great family living!

REFRIGERATOR	STOVE	MICROWAVE
DISHWASHER	WASHING MACHINE	DRYER
FIREPLACE	SPRINKLER SYSTEM-FIRE	CENTRAL VACUUM
AIR CONDITIONING	STORAGE	PARKING

