



Presented by:

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**Active**
R2289511Board: F
House/Single Family**20535 93A AVENUE**Langley
Walnut Grove
V1M 1Z1

Residential Detached

\$1,049,900 (LP)

(SP)



Sold Date:	Frontage (feet):	61.02	Original Price: \$1,099,900
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1990
Depth / Size: 163.71	Bathrooms:	2	Age: 28
Lot Area (sq.ft.): 9,998.00	Full Baths:	2	Zoning: R-1E
Flood Plain:	Half Baths:	0	Gross Taxes: \$4,777.84
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: Yes
If new, GST/HST inc?:			P.I.D.: 013-732-960
			Tour: Virtual Tour URL

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Natural Gas**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
 Parking: **Add. Parking Avail., Garage; Double**

Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Laminate, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **LOT 2 PLAN NWP81303 SECTION 35 TOWNSHIP 8 LAND DISTRICT 36**Amenities: **Garden**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'10 x 13'3			x			x
Main	Dining Room	13'6 x 10'4			x			x
Main	Kitchen	12' x 9'			x			x
Main	Nook	9' x 7'			x			x
Main	Family Room	14'8 x 10'			x			x
Main	Master Bedroom	18'6 x 13'			x			x
Main	Bedroom	11' x 10'			x			x
Main	Bedroom	10' x 9'6			x			x
		x			x			
		x			x			

Finished Floor (Main):	1,860	# of Rooms: 8	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 1	2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3				Pool:
Finished Floor (Total):	1,860 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Door Height:
Unfinished Floor:	0	Basement: None	6				
Grand Total:	1,860 sq. ft.		7				
			8				

Listing Broker(s): **RE/MAX Treeland Realty**

Come view this well maintained spacious rancher on one of the most prestigious streets in Walnut Grove. The large private, level and fully functional fenced backyard is the perfect spot for summer BBQ's with friends and family! Enjoy the open concept kitchen, dining and sunken living room as well as the large deck which is accessible from both the kitchen and master bedroom. Additional features include a jacuzzi tub in the master ensuite, a two car garage, formal dining area and an open and spacious great room.