

99 19505 68A AVENUE

2 BEDROOM | 2 BATHROOM
LIVING AREA: 1,169 SQFT



Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage

CLAYTON RISE!

Clayton Rise! Welcome to this family-friendly **2 Bed+2Bath** townhome perfect for an Investor or First Time Home Buyer! Enjoy the open concept layout w/ south-facing kitchen & deck bringing in tons of natural light! The double car tandem garage features built in storage and a workbench for the handyman/woman! Enjoy your back yard that faces onto green space for added privacy and room to play! Extremely well run strata including **RESORT STYLE amenities** such as an **OUTDOOR POOL, GYM, & 2 RECREATIONAL BUILDINGS** with **THEATER** and **FLOOR HOCKEY**. Abundant visitor+street parking, friendly neighbours, & surrounding green space! **Very centrally located**, just steps away from Katzie Elementary, also within walking distance of Willowbrook Mall & so much more! Pets & rentals allowed.

Virtually walk through the home! Scan the QR Code:



Or visit: <https://rem.ax/CR99>





WALK SCORE

Walk Score

44

Car-Dependent
Most errands require a car

Transit Score

29

Some Transit
A few nearby public transportation options

Bike Score

32

Bikable
Mostly flat, minimal bike lanes

Commute to **Downtown Langley**



7 min



30 min



15 min



49 min

FLOOR PLAN

Total Living Area: 1,169 SQFT



GROSS INTERNAL AREA

FLOOR 1: 95 sqft | FLOOR 2: 532 sqft | FLOOR 3: 542 sqft

TOTAL: 1169 sqft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

