

# 9332 211A STREET

LIVING AREA: 2,478 SQFT | LOT AREA: 5,629 SQFT  
BEDROOM: 4 | BATHROOM: 3



This beautiful 2-storey home boasts air conditioning for year-round comfort! Nestled in a quiet cul-de-sac backing right onto a greenbelt for nature views. The spacious layout offers 4 bedrooms upstairs, and a versatile games room (or a 5th bedroom). The main floor has dedicated living & dining rooms w/ 10' ceilings. Modern touches: hardwood floors, shiplap ceilings in family room & kitchen, built-in speakers, & custom dining hutch. Chef's kitchen features a well-equipped island, quartz counters, S/S appliances, a gas stove, & windows framing the greenbelt. Mature gardens surround a stamped concrete patio, perfect for entertaining or relaxing. Bonus! Brand new side yard access through the laundry room with composite steps! Perfect blend of space, modern features & peaceful location!



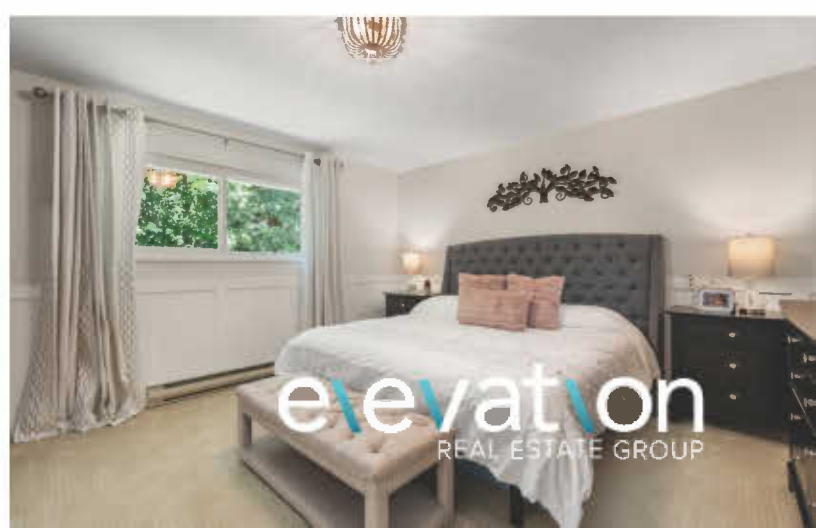
604-704-8551  
elevationrealestate.ca

**elevation** RE/MAX  
RE/MAX TREELAND REALTY

**JOEL SCHACTER** \*PREC  
**TYLER SCHACTER** \*PREC

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











## WALK SCORE

Walk Score  
**53**

**Somewhat Walkable**  
Some errands can be accomplished on foot.

Transit Score  
**28**

**Some Transit**  
A few nearby public transportation options.

Bike Score  
**61**

**Bikeable**  
Some bike infrastructure.

## COMMUTE to downtown Langley

 19 min  38 min  34 min  60+ min

## SCHOOL CATCHMENT

### West Langley Elementary (K - 7)

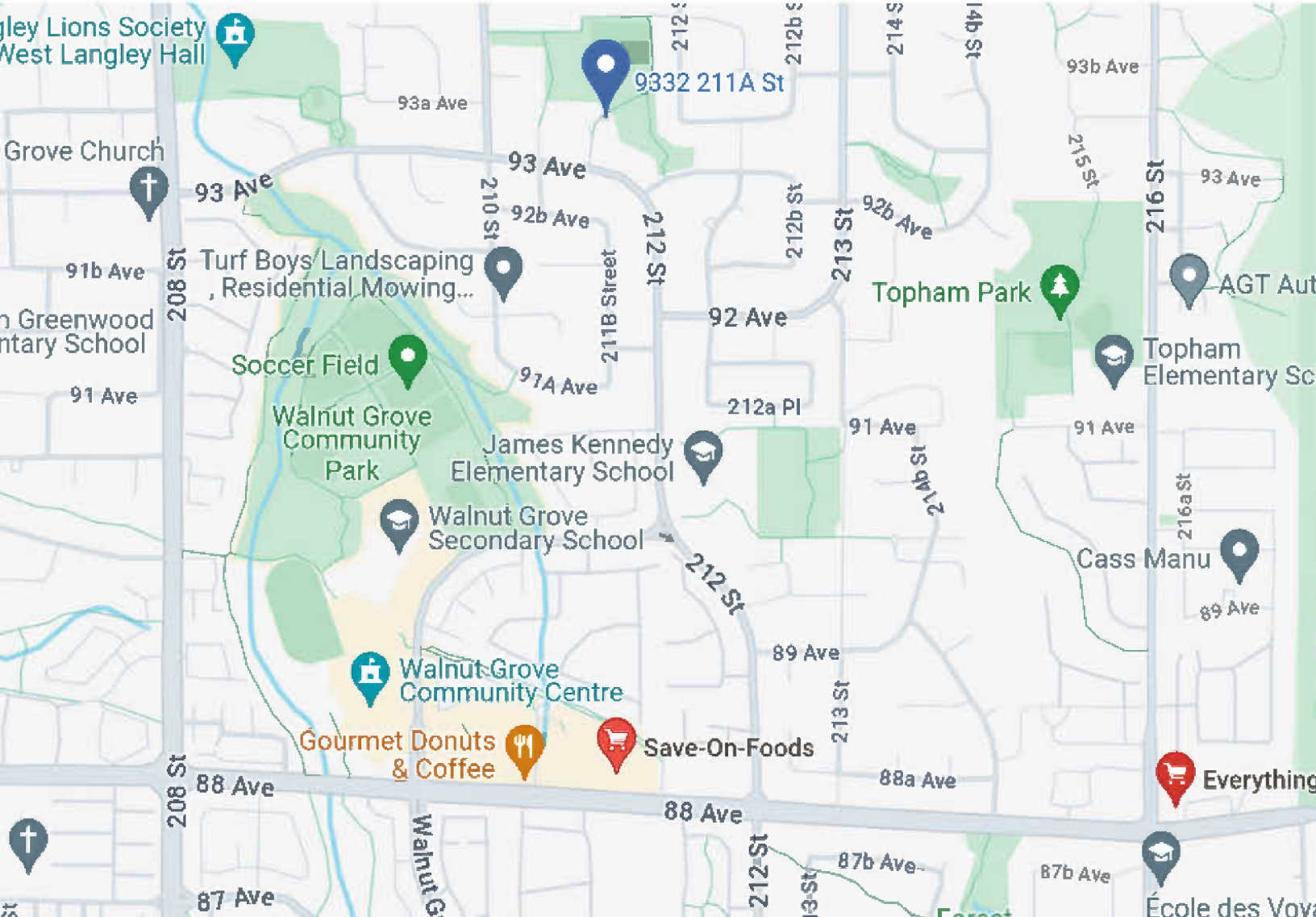
9403 212 Street  
Langley Twp, BC V1M 1M1  
(604) 888-6444

### Yorkson Creek Middle School (6 - 8)

20686 84 Avenue  
Langley Twp, BC V2Y 2B5  
(604) 888-8065

### Walnut Grove Secondary (8 - 12)

8919 Walnut Grove Drive  
Langley Twp, BC V1M 2N7  
(604) 882-0220



604-704-8551

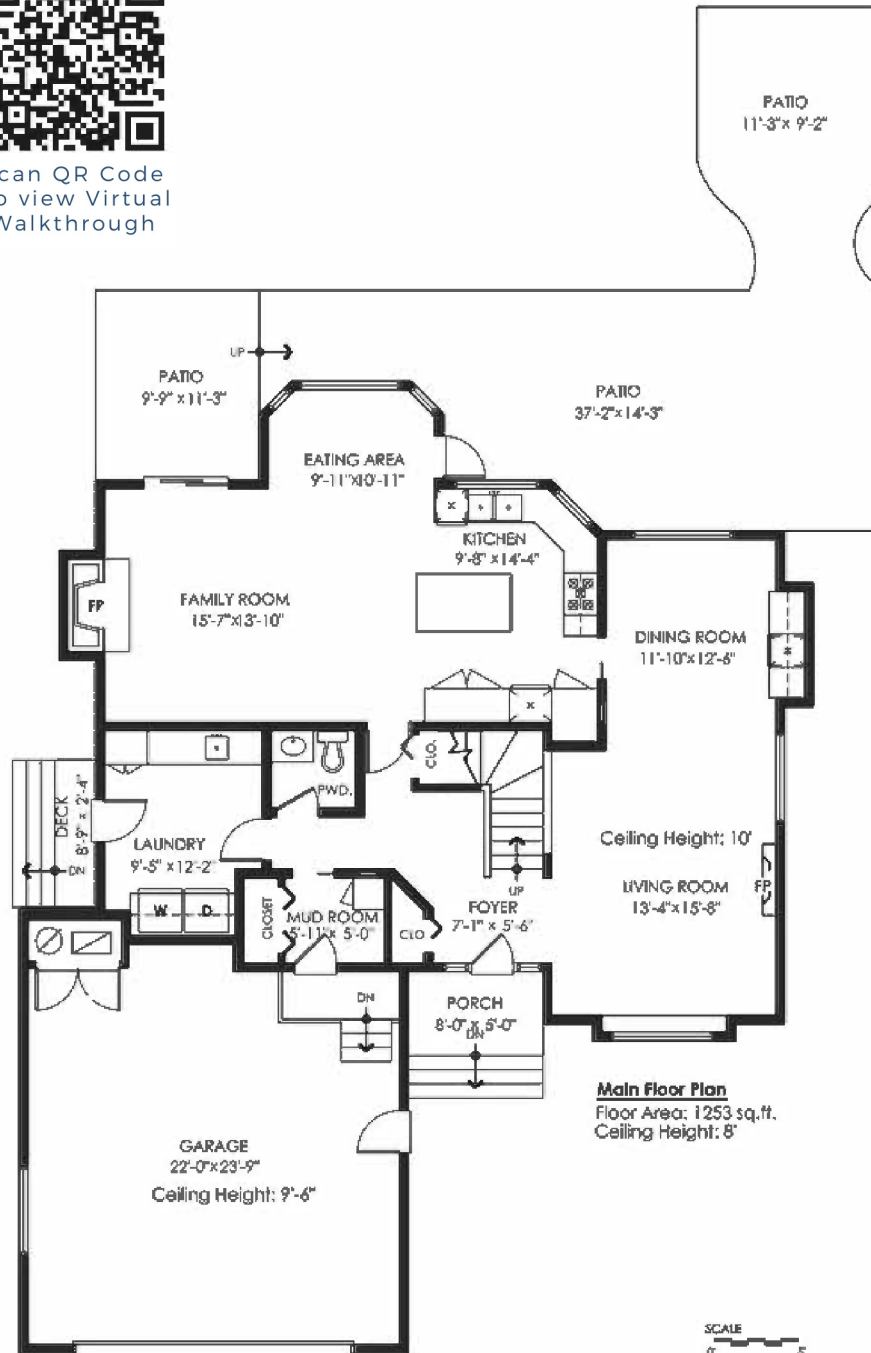
info@elevationrealestate.ca

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Scan QR Code  
to view Virtual  
Walkthrough

9332 211A St, Langley



TREELAND  
REALTY

Main Floor: 1,253 sq.ft.  
Upper Floor: 1,225 sq.ft.  
**Total Livable: 2,478 sq.ft.**

Garage: 553 sq.ft.  
**Grand Total: 3,031 sq.ft.**

Patios: 625 sq.ft.  
Deck: 21 sq.ft.  
Porch: 40 sq.ft.  
**Total Extras: 686 sq.ft.**

MEASURED ON: (2024-06-19)

info@pixiworks.com www.pixiworks.com 604.329.5788



E&O Insured. Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.

**Active**  
**R2897458**  
 Board: F  
 House/Single Family

**9332 211A STREET**

Langley  
 Walnut Grove  
 V1M 2B6

Residential Detached

**\$1,549,000** (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,549,000**  
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1988**  
 Frontage(feet): **26.25** Bathrooms: **3** Age: **36**  
 Frontage(metres): **8.00** Full Baths: **2** Zoning: **R-1B**  
 Depth / Size: **110** Half Baths: **1** Gross Taxes: **\$6,064.75**  
 Lot Area (sq.ft.): **5,629.00** Rear Yard Exp: **East** For Tax Year: **2023**  
 Lot Area (acres): **0.13** P.I.D.: **007-508-425** Tax Inc. Utilities?: **Yes**  
 Flood Plain: Tour:  
 View: **Yes: Greenbelt / Forest**  
 Complex/Subdiv:  
 First Nation Reserve:  
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **Sanitation** Water Supply: **City/Municipal**

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Fibre Cement Board, Wood**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: **2** R.I. Fireplaces:  
 Fireplace Fuel: **Natural Gas**  
 Fuel/Heating: **Baseboard, Forced Air, Natural Gas**  
 Outdoor Area: **Patio(s)**  
 Type of Roof: **Asphalt**  
 Legal: **LOT 435, PLAN NWP74267, SECTION 36, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Reno. Year:  
 Rain Screen:  
 Metered  
 R.I. Plumbing:  
 Fixtures Rmvd: **No**  
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

Total Parking: Covered Parking: Parking Access: **Front**  
 Parking: **Garage; Double**  
 Driveway Finish:  
 Dist. to Public Transit: **1 Block** Dist. to School Bus: **2 Blocks**  
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:

Amenities: **None**

Site Influences: **Central Location, Cul-de-Sac, Greenbelt, Private Setting, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

| Finished Floor (Main):     | 1,253          | Floor       | Type            | Dimensions   | Floor | Type | Dimensions | Bathrooms |
|----------------------------|----------------|-------------|-----------------|--------------|-------|------|------------|-----------|
| Finished Floor (Above):    | 1,225          | Main        | Living Room     | 13' x 15'8   |       |      | x          | Floor     |
| Finished Floor (AbvMain2): | 0              | Main        | Dining Room     | 11'10 x 12'6 |       |      | x          | Main      |
| Finished Floor (Below):    | 0              | Main        | Kitchen         | 9'8 x 14'1   |       |      | x          | Above     |
| Finished Floor (Basement): | 0              | Main        | Eating Area     | 9'11 x 10'11 |       |      | x          | Above     |
| Finished Floor (Total):    | 2,478 sq. ft.  | Main        | Family Room     | 15'7 x 13'10 |       |      | x          | 5         |
| Unfinished Floor:          | 0              | Main        | Laundry         | 9'5 x 12'2   |       |      | x          |           |
| Grand Total:               | 2,478 sq. ft.  | Main        | Mud Room        | 5'11 x 5'    |       |      | x          |           |
| Fir Area (Det'd 2nd Res):  | sq. ft.        | Above       | Primary Bedroom | 15'3 x 13'8  |       |      | x          |           |
| Suite:None                 |                | Above       | Walk-In Closet  | 6'7 x 5'     |       |      | x          |           |
| Basement:None              |                | Above       | Bedroom         | 11'6 x 9'2   |       |      | x          |           |
|                            |                | Above       | Bedroom         | 13'8 x 10'3  |       |      | x          |           |
|                            |                | Above       | Bedroom         | 10'0 x 11'2  |       |      | x          |           |
|                            |                | Above       | Recreation Room | 17'5 x 11'9  |       |      | x          |           |
| Crawl/Bsmt. Height:        | # of Levels: 2 | Manuf Type: | Registered in   | PAD Rental:  |       |      |            |           |
| # of Kitchens: 1           | # of Rooms: 13 | MHR#        | CSA/BCE:        | Maint. Fee:  |       |      |            |           |
|                            |                | ByLaw       |                 |              |       |      |            |           |

**elevation**  
**JOEL & TYLER SCHACTER**

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**RE/MAX** Treeland Realty

