

# 2-20343 98 AVENUE

## ALEXANDER LANE

LIVING AREA: 4,324 SQFT | BEDROOM: 6 | BATHROOM: 6



Exquisite design and modern comfort are uniquely embodied in every brand new Alexander Lane home. Intelligently appointed, gourmet kitchens feature broad walk-in pantries, stainless steel appliances and quartz counter tops beneath luxurious high ceilings on main and upper. Posh outdoor fireplace allow for year round entertaining while media rooms equipped with built-in speakers are ideal for nights in. Each lofty second floor bedroom is pampered by custom closets and individual or shared, full en-suites - offering privacy for all family members. Lower level presents equally dazzling 2BR legal suite. Quality craftsmanship and superior finishes inside and out complete these stunning contemporary family homes.



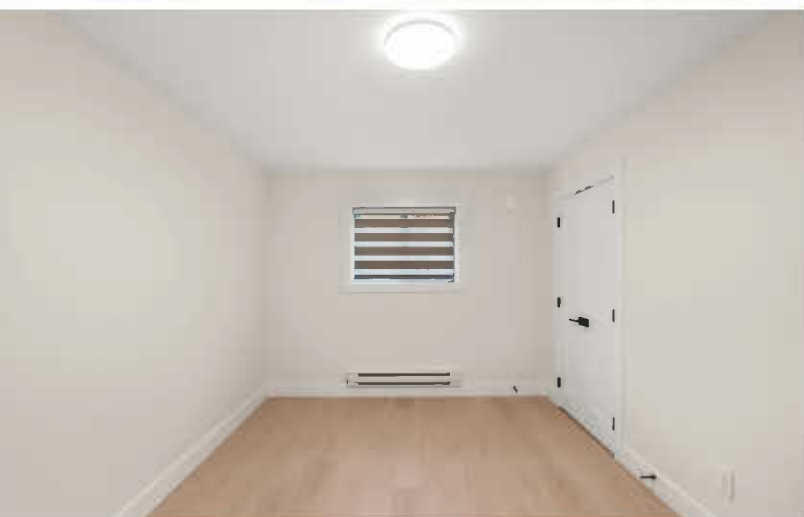
604-319-7735  
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elevation   
RE/MAX TREELAND REALTY

**ANNA POPPLETON**

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





# WALK SCORE

Walk Score  
**46**

## Car-Dependent

Most errands require a car

Transit Score  
**39**

## Some Transit

A few nearby public transportation options

Bike Score  
**54**

## Bikeable

Some bike infrastructure

# SCHOOL CATCHMENT

## Dorothy Peacock Elementary (K - 7)

20292 91A Avenue  
Langley Twp, BC V1M 2G2  
(604) 513-8000

## Yorkson Creek Middle School (6 - 8)

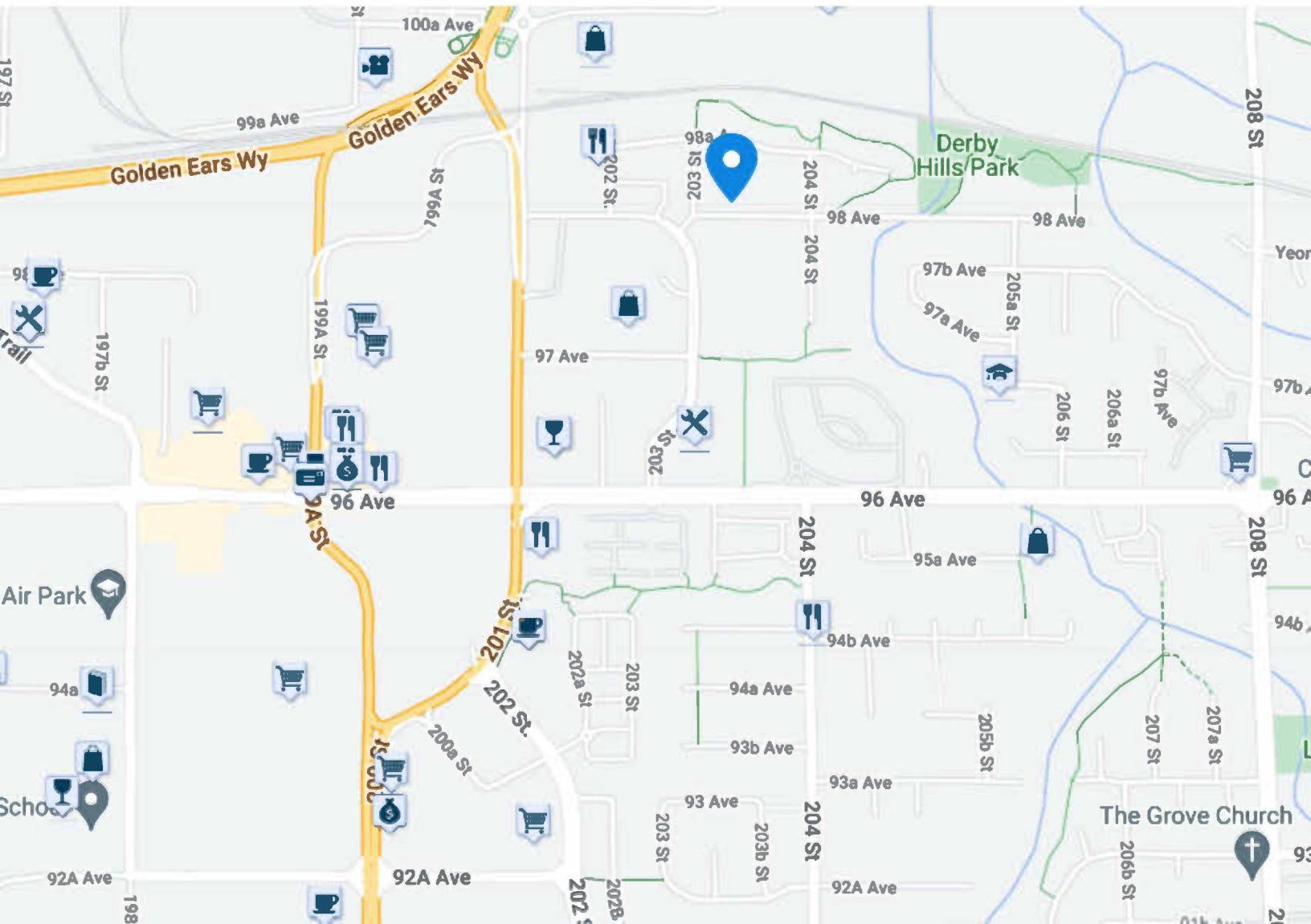
20686 84 Avenue  
Langley Twp, BC V2Y 2B5  
(604) 888-8065

## Walnut Grove Secondary (8 - 12)

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

# COMMUTE To Downtown Langley

 16 min  29 min  37 min  60+ min



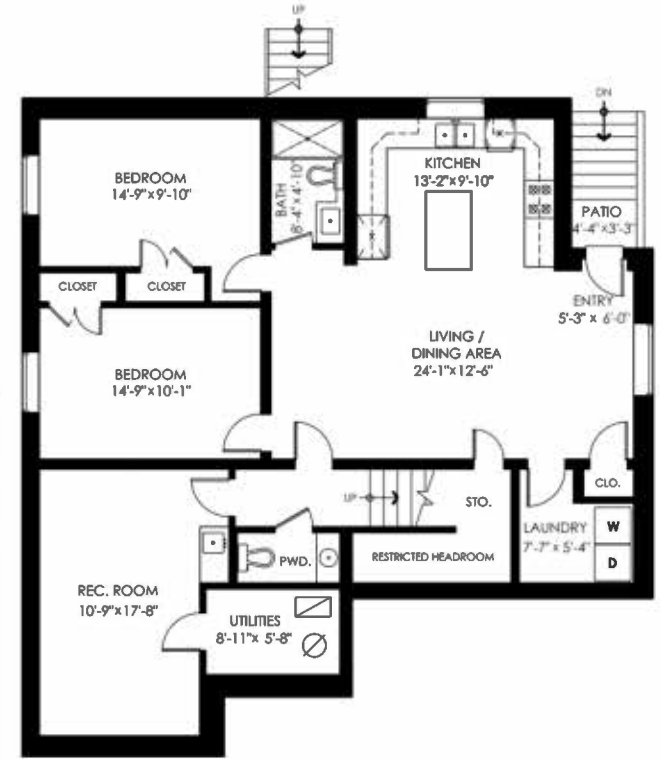
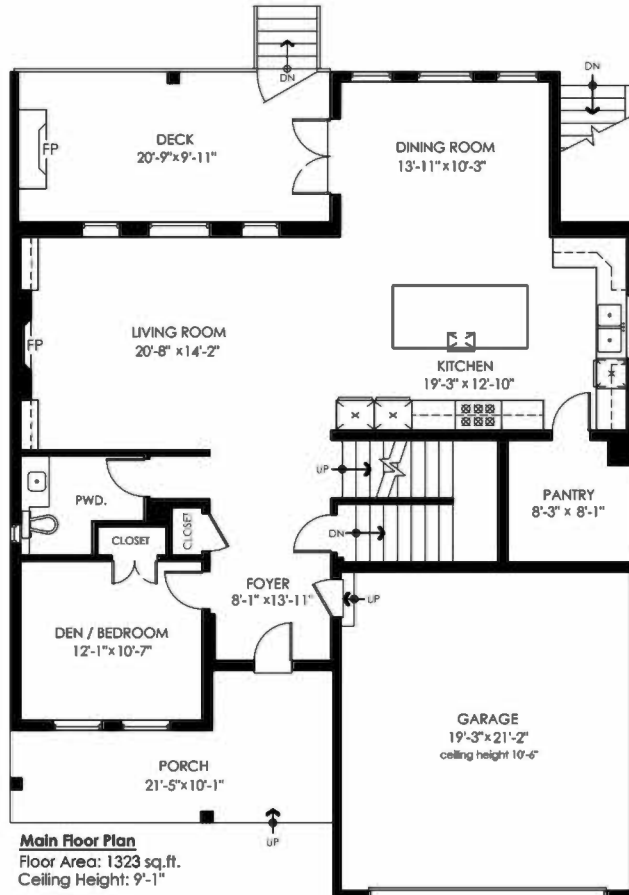


SCAN TO VIEW  
VIRTUAL TOUR

604-704-8551

info@elevationrealestate.ca  
www.elevationrealestate.ca

2-20343 98 Ave  
Langley



Main Floor:	1,323 sq.ft.
Upper Floor:	1,466 sq.ft.
Lower Floor:	1,535 sq.ft.
<b>Total Livable:</b>	<b>4,324 sq.ft.</b>

Garage:	440 sq.ft.
<b>Grand Total:</b>	<b>4,764 sq.ft.</b>

Patio:	14 sq.ft.
Deck:	207 sq.ft.
Porch:	164 sq.ft.
<b>Total Extras:</b>	<b>385 sq.ft.</b>



TREELAND  
REALTY



ALL THE RAGE  
CREATIVE



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.


MEASURED ON: (2024-06-01)  
info@plxworks.com www.plxworks.com 604.329.5788



**Active**  
**R2940389**  
 Board: F  
 House/Single Family

**2 20343 98 AVENUE**

Langley  
 Walnut Grove  
 V1M 3E2

Residential Detached  
**\$1,999,900** (LP)  
 (SP) 



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,999,900**  
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2024**  
 Frontage(feet): **65.98** Bathrooms: **6** Age: **0**  
 Frontage(metres): **20.11** Full Baths: **4** Zoning: **RU-1**  
 Depth / Size: **104.52** Half Baths: **2** Gross Taxes: **\$0.00**  
 Lot Area (sq.ft.): **6,607.00** Rear Yard Exp: **North** For Tax Year: **2024**  
 Lot Area (acres): **0.15** P.I.D.: **032-236-395** Tax Inc. Utilities?:  
 Flood Plain: Tour: **Virtual Tour URL**  
 View: **No**  
 Complex/Subdiv: **Alexander Lane**  
 First Nation Reserve:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Fibre Cement Board, Stone**  
 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) & Deck(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 Rain Screen:  
 Metered  
 R.I. Plumbing:  
 Title to Land: **Freehold Strata**  
 Property Disc.: **No**  
 Fixtures **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Laminate, Tile, Carpet**

Total Parking: **7** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double, RV Parking Avail.**  
 Driveway Finish: **Aggregate**  
 Dist. to Public Transit:  
 Dist. to School Bus:  
 Land Lease Expiry Year:

Legal: **STRATA LOT 2 DISTRICT LOT 124 GROUP 2 NEW WESTMINSTER DISTRICT STRATA PLAN EPS10098 TOGETHER WITH AN**

Amenities: **None**

Site Influences: **Private Setting, Recreation Nearby, Shopping Nearby**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Security System, Vacuum - Built In**

Finished Floor (Main):	1,323	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,466	Main	Living Room	20'8 x 14'2	Bsmt	Living Room	24'1 x 12'6	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'11 x 10'3	Bsmt	Kitchen	13'2 x 9'10	Main 2
Finished Floor (Below):	0	Main	Kitchen	19'3 x 12'10	Bsmt	Foyer	5'3 x 6'	Above 5
Finished Floor (Basement):	1,535	Main	Pantry	8'3 x 12'10	Bsmt	Bedroom	14'9 x 9'10	Above 3
Finished Floor (Total):	4,324 sq. ft.	Main	Foyer	8'1 x 13'11	Bsmt	Bedroom	14'9 x 10'1	Above 5
Unfinished Floor:	0	Main	Patio	20'9 x 9'11	Bsmt	Laundry	7'7 x 5'4	Bsmt 3
Grand Total:	4,324 sq. ft.	Above	Den	12'1 x 10'7	Bsmt	Recreation Room	10'9 x 17'8	Bsmt 2
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	14' x 15'3	Bsmt	Utility	8'11 x 5'8	
Suite: <b>Legal Suite</b>		Above	Walk-In Closet	9'10 x 4'11			x	
Basement: <b>Fully Finished</b>		Above	Bedroom	14'8 x 13'1			x	
		Above	Walk-In Closet	7'3 x 4'11			x	
		Above	Bedroom	12'5 x 13'4			x	
		Above	Bedroom	12'1 x 11'6			x	

Crawl/Bsmt. Height: # of Levels: **3** Manuf Type: Registered in  
 # of Kitchens: **2** # of Rooms: **21** MHR# CSA/BCE:  
 ByLaw **No Restrictions** PAD Rental: Maint. Fee: **\$0.00**

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