

9288 214B STREET

3 BEDROOM | 3 BATHROOM | LIVING AREA: 1,800 SQFT



This extensively updated home offers a backyard paradise with a private ravine greenbelt, perfect for gardening enthusiasts. The water feature, garden beds, and vegetable garden fully utilize the space. The neighbourhood is quiet and friendly and offers easy access to Homestead Park, trails, cafes, shopping, and schools. Featuring thoughtful conveniences such as a heat pump for year-round comfort, gutter guards, and a built-in vacuum with a sweep inlet in the kitchen. The house also includes a large deck with a covered area for 3-season enjoyment, a gas hookup for a BBQ, and a sunroom off the primary bedroom with UV-protected glass. The spacious double garage includes a workshop area. Crawl space provides plenty storage. You'll love the cozy layout and updated kitchen with a backyard view.



604-533-3491
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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
18

Car-Dependent

Almost all errands require a car.

Transit Score
27

Some Transit

A few nearby public transportation options.

Bike Score
45

Somewhat Bikeable

Minimal bike infrastructure.

SCHOOL CATCHMENT

West Langley Elementary (K-7)

9403 212 St,
Langley, BC, V1M 1M1
Phone: 604-888-6444

Yorkson Creek Middle School (6-8)

20686 - 84 Avenue
Langley, BC, V2Y 2B5
Phone: 604-888-8065

Walnut Grove Secondary School (8-12)

8919 Walnut Grove Drive
Langley, BC, V1M 2N7
Phone: 604-882-0220

COMMUTE to downtown Langley



19 min



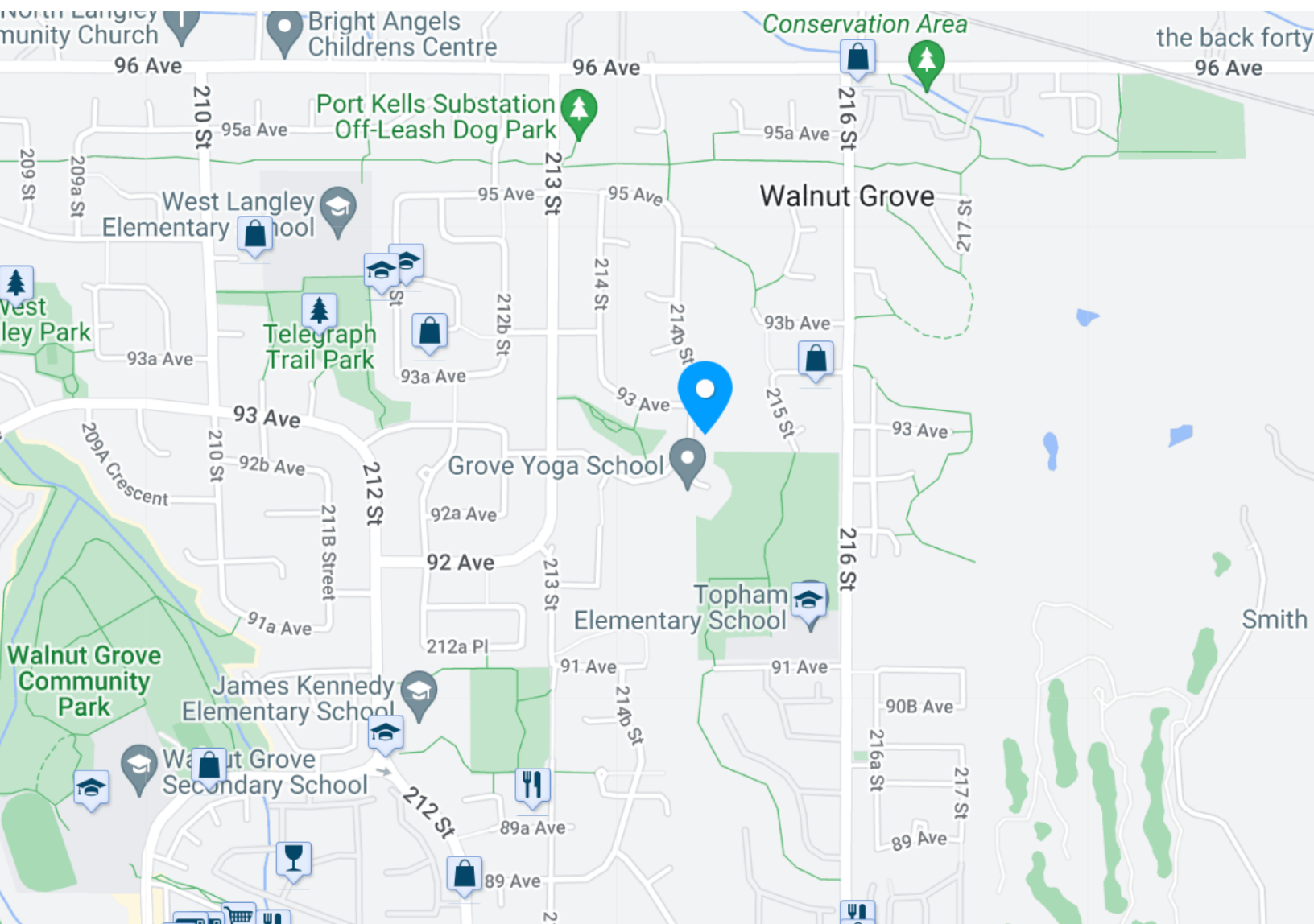
44 min



36 min



60+ min



9288 214b St Langley

Main Floor: 617 sq.ft.
Upper Floor: 623 sq.ft.
Lower Floor: 560 sq.ft.
Total Livable: 1,800 sq.ft.

Solarium: 200 sq.ft.
Garage: 454 sq.ft.
Grand Total: 2,454 sq.ft.

Patio: 253 sq.ft.
Deck: 320 sq.ft.
Total Extras: 573 sq.ft.

Ceiling Height: 8'-0"



Scan QR Code to view
Virtual Walkthrough

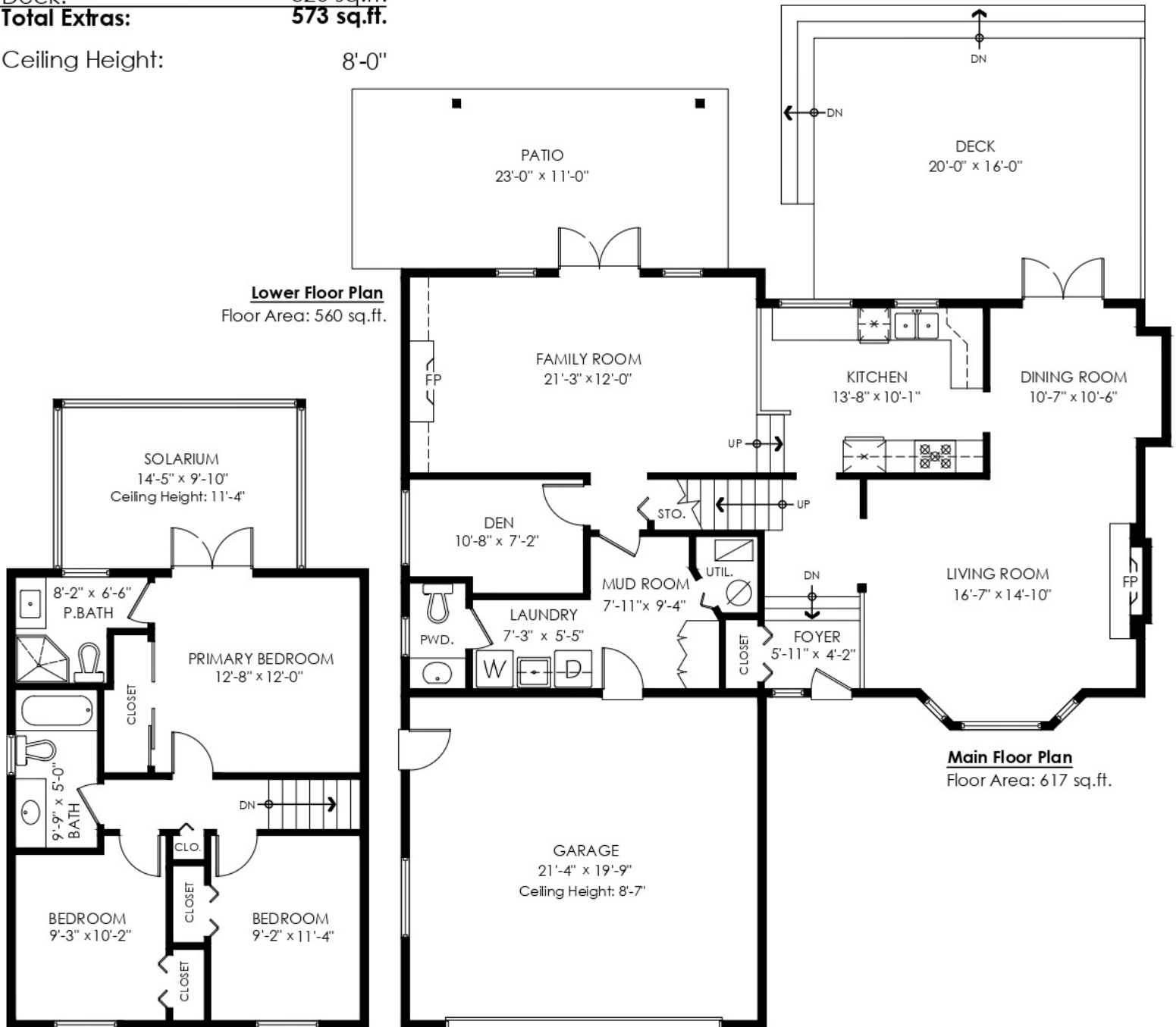
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REAL ESTATE GROUP

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Lower Floor Plan
Floor Area: 560 sq.ft.



Main Floor Plan
Floor Area: 617 sq.ft.

Upper Floor Plan
Floor Area: 623 sq.ft.



ALL THE RAGE
CREATIVE



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www.pixlworks.com



604.329.5788



MEASURED ON: (2023-01-13)

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.

R2752192

Board: F

House/Single Family

9288 214B STREETLangley
Walnut Grove
V1M 1P4

Residential Detached

\$1,199,900 (LP)(SP) 

Sold Date:

Meas. Type: **Feet**Frontage(feet): **57.74**Frontage(metres): **17.60**Depth / Size: **112.53**Lot Area (sq.ft.): **5,820.00**Lot Area (acres): **0.13**

Flood Plain:

View:

Yes: Greenbelt

Complex/Subdiv:

First Nation Reserve:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**Sewer Type: **City/Municipal**Water Supply: **City/Municipal**Total Parking: **6** Covered Parking: **2** Parking Access: **Front**Parking: **Garage; Double, Open**Driveway Finish: **Aggregate**Dist. to Public Transit: **5 min walk**Title to Land: **Freehold NonStrata**Property Disc.: **Yes**Fixtures Lease... **No :**Fixtures Rmvd: **No :**Floor Finish: **Laminate, Tile, Carpet**Original Price: **\$1,199,900**Approx. Year Built: **1984**Age: **39**Zoning: **R-1B**Gross Taxes: **\$5,246.65**For Tax Year: **2022**Tax Inc. Utilities?: **Yes**Tour: **[Virtual Tour URL](#)**Style of Home: **3 Level Split**Construction: **Frame - Wood**Exterior: **Vinyl**Foundation: **Concrete Perimeter**

Renovations:

of Fireplaces: **2** R.I. Fireplaces:Fireplace Fuel: **Natural Gas**Fuel/Heating: **Heat Pump**Outdoor Area: **Balcny(s) Patio(s) Dck(s), Sundeck(s)**Type of Roof: **Asphalt**Legal: **LOT 405 SECTION 36 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 65662**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Dist. to School Bus: **2 Blocks**

Land Lease Expiry Year:

Amenities: **Air Cond./Central, Garden, In Suite Laundry**Site Influences: **Central Location, Golf Course Nearby, Greenbelt, Private Setting, Private Yard, Recreation Nearby**Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Microwave, Security System, Smoke Alarm, Storage Shed, Vacuum - Built In**

Finished Floor (Main):	617	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	623	Main	Living Room	16'7" x 14'10"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'7" x 10'6"			x	Main 2
Finished Floor (Below):	560	Main	Kitchen	13'8" x 10'1"			x	Above 4
Finished Floor (Basement):	0	Below	Family Room	21'3" x 12'0"			x	Above 3
		Below	Den	10'8" x 7'2"			x	
Finished Floor (Total):	1,800 sq. ft.	Below	Laundry	7'3" x 5'5"			x	
Unfinished Floor:	0	Below	Mud Room	7'11" x 9'4"			x	
Grand Total:	1,800 sq. ft.	Below	Foyer	5'11" x 4'2"			x	
		Below	Patio	23' x 11'			x	
Fir Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	12'8" x 12'			x	
Suite:None		Above	Bedroom	9'2" x 11'4"			x	
Basement:Crawl		Above	Bedroom	9'3" x 10'2"			x	
		Above	Solarium	14'5" x 9'10"			x	

Crawl/Bsmt. Height:

of Levels: **3**

Manuf Type:

Registered in MH...

PAD Rental:

of Kitchens: **1**# of Rooms: **13**

MHR...

CSA/BCE:

Maint. Fee:

ByLaw Restrictions:

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