



Presented by:

**Donavon Ash**

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**Active**  
**R2317949**Board: F  
House/Single Family**20535 93A AVENUE**Langley  
Walnut Grove  
V1M 1Z1

Residential Detached

**\$999,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>61.02</b>	Original Price: <b>\$999,900</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1990</b>
Depth / Size: <b>163.71</b>	Bathrooms:	<b>2</b>	Age: <b>28</b>
Lot Area (sq.ft.): <b>9,998.00</b>	Full Baths:	<b>2</b>	Zoning: <b>SFD</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$4,777.84</b>
Rear Yard Exp:			For Tax Year: <b>2017</b>
Council Apprv?:			Tax Inc. Utilities?: <b>Yes</b>
If new, GST/HST inc?:			P.I.D.: <b>013-732-960</b>
			Tour:

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
<b>Main</b>	<b>Living Room</b>	<b>18'10 x 13'3</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Dining Room</b>	<b>13'6 x 10'4</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Kitchen</b>	<b>12' x 9'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Nook</b>	<b>9' x 7'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Family Room</b>	<b>14'8 x 10'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Master Bedroom</b>	<b>18'6 x 13'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>11' x 10'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>10' x 9'6</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			
		<b>x</b>			<b>x</b>			

Finished Floor (Main):	<b>1,860</b>	# of Rooms: <b>8</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>1</b>	2	<b>Main</b>	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3				Pool:
Finished Floor (Total):	<b>1,860 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	5				Door Height:
Grand Total:	<b>1,860 sq. ft.</b>	Basement: <b>None</b>	6				
		Beds not in Basement: <b>3</b>	7				
			8				

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

**Bring your unique update idea's to this well maintained spacious rancher on one of the most prestigious streets in Walnut Grove. The large private, level and fully useable 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 great room.**