



Presented by:

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**Active**
R2317949Board: F
House/Single Family**20535 93A AVENUE**Langley
Walnut Grove
V1M 1Z1

Residential Detached

\$899,900 (LP)

(SP)



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

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

Finished Floor (Main):	1,860	# of Rooms: 8	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 1	2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3				Pool:
Finished Floor (Total):	1,860 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Door Height:
Unfinished Floor:	0	Basement: None	6				
Grand Total:	1,860 sq. ft.		7				
			8				

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

FOR SALE BELOW ASSESSED VALUE! Welcome to your spacious 1,800 sqft rancher with a HUGE 10,000 sqft lot on one of the most prestigious streets in Walnut Grove. The large, private, level and fully useable yard is a highlight of this property! The home features 3 bedrooms and 2 bathrooms as well as a family room, formal dining room and an eating area just off the kitchen as well as a two car garage. Enjoy the home as is, renovate, or build your dream home in this perfect location.