



Presented by:  
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elevation

**Active**  
**R2356383**  
Board: F  
House/Single Family

**9332 211A STREET**

Langley  
Walnut Grove  
V1M 2B6

Residential Detached

**\$1,098,800** (LP)

(SP)



Sold Date: Frontage (feet): **26.25** Original Price: **\$1,098,800**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1988**  
Depth / Size: **110** Bathrooms: **3** Age: **31**  
Lot Area (sq.ft.): **5,629.00** Full Baths: **2** Zoning: **R-1B**  
Flood Plain: Half Baths: **1** Gross Taxes: **\$4,595.29**  
Rear Yard Exp: **East** For Tax Year: **2018**  
Council Apprv?: Tax Inc. Utilities?: **Yes**  
If new, GST/HST inc?: P.I.D.: **007-508-425**  
Tour: **Virtual Tour URL**

View: **Yes: Greenbelt / Forest**

Complex / Subdiv:

Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sanitation**  
Sewer Type:

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Hardi Plank, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Natural Gas**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:

Metered Water:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
Parking: **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: **Hardwood, Wall/Wall/Mixed**

Legal: **LOT 435 PLAN NWP74267 SECTION 36 TOWNSHIP 8 LAND DISTRICT 36**

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**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'3 x 12'11	Above	Recreation	17'3 x 11'7			x
Main	Dining Room	12'11 x 9'10			x			x
Main	Kitchen	13'5 x 10'2			x			x
Main	Eating Area	9'7 x 8'			x			x
Main	Family Room	15' x 13'5			x			x
Main	Laundry	12' x 9'1			x			x
Above	Master Bedroom	15' x 13'5			x			x
Above	Bedroom	11'7 x 8'11			x			x
Above	Bedroom	11'3 x 10'1			x			x
Above	Bedroom	10'11 x 9'7			x			x
Finished Floor (Main):	<b>1,289</b>	# of Rooms: <b>11</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:	
Finished Floor (Above):	<b>1,143</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>2</b>	<b>No</b>		
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	<b>Above</b>	<b>4</b>	<b>Yes</b>		
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3	<b>Above</b>	<b>5</b>	<b>No</b>		
Finished Floor (Total):	<b>2,432 sq. ft.</b>	Crawl/Bsmt. Height:	4					
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	5					
Grand Total:	<b>2,432 sq. ft.</b>	Basement: <b>None</b>	6					
			7					
			8					

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

**RE/MAX Treeland Realty**

**Completely updated 2 storey home in quiet cul-de-sac, backing onto greenbelt! This spacious floor plan features hard to find 4 bedrooms plus a games room upstairs. Traditional main floor plan with living & dining room plus a den includes hardwood floors, shiplap ceilings, built in speakers and a custom built in dining room hutch. The beautiful new island kitchen with quartz counters and upgraded stainless steel appliances has added windows overlooking the forested greenbelt. Additional updates include, bathrooms, lighting & plumbing (Poly B plumbing replaced). The private, serene backyard has mature gardens surrounding outdoor dining area and living area with stamped concrete & firetable. Exterior updates include roof, windows, doors, garage door, hardi siding, wood soffits and more!**