



Presented by:
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elevation

Active
R2364096

Board: F
House/Single Family

9233 209A STREET

Langley
Walnut Grove
V1M 1T5

Residential Detached

\$834,900 (LP)
(SP)



Sold Date:	Frontage (feet):	39.00	Original Price: \$834,900
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1980
Depth / Size:	Bathrooms:	2	Age: 39
Lot Area (sq.ft.): 6,059.00	Full Baths:	2	Zoning: R-1B
Flood Plain:	Half Baths:	0	Gross Taxes: \$4,267.76
Rear Yard Exp: South			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: Yes
If new, GST/HST inc?: Yes			P.I.D.: 000-854-972
			Tour:

View: **No :**

Complex / Subdiv:

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

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Slab**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: **5** Covered Parking: **1** Parking Access:
Parking: **Carport; Single**
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, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **LOT 641 PLAN NWP67496 PART1 NW SECTION 36 TOWNSHIP 8 LAND DISTRICT 36**

Amenities:

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'6 x 13'6			x			x
Main	Dining Room	11' x 7'8			x			x
Main	Kitchen	11' x 8'6			x			x
Main	Master Bedroom	11' x 15'2			x			x
Main	Bedroom	10'4 x 8'9			x			x
Main	Bedroom	11'6 x 8'10			x			x
Below	Recreation	12'10 x 12'8			x			x
Below	Bedroom	11'4 x 11'4			x			x
Below	Foyer	8'8 x 5'10			x			x
		x			x			x

Finished Floor (Main):	1,007	# of Rooms: 9	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	729	# of Levels: 2	2	Below	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3				Pool:
Finished Floor (Total):	1,736 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Grg Dr Ht:
Unfinished Floor:	0	Basement: Full	6				
Grand Total:	1,736 sq. ft.	Beds not in Basement: 4	7				
			8				

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

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Located in the heart of Walnut Grove, this well built home on a spacious lot backs onto a natural forested green space ravine with year round creek. Featuring 3 bedrooms on the main floor plus a 4th bedroom & den in the basement and solid oak hardwood floors in the living room. The private, south facing back yard is bursting with mature gardens including apple & cherry trees, blueberry & current bushes and more! The quiet street is in an idyllic family neighbourhood, close walking distance to public transportation, 3 elementary schools, high school, community centre, public library, indoor pool & recreation centre, several parks, walking trails, grocery store, restaurants, banks, pharmacy, and shops.