

# 17094 62 AVENUE

4 BEDROOM | 2 BATHROOM

LOT SIZE: 6,028 SQFT | LIVING AREA: 1,703 SQFT



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**elevation**  
RE/MAX TREELAND REALTY

Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage



# COZY 3-LEVEL SPLIT

on a quiet in family friendly neighbourhood, a short walk to Cloverdale athletic park, Boothroyd Playground & Greenaway Elementary. Main level features hardwood floors in the living room plus a natural gas fireplace with river rock surround. Oak kitchen with tile floors and eating bar has updated stainless steel appliances and adjacent dining room with built in hutch. Downstairs you'll find the large rec-room and a 4th bedroom or den. Updates include the roof, vinyl windows, blinds, light fixtures, hot water heater, doors, mouldings, and a completely remodeled laundry room. Outside you'll enjoy summers on the new oversized deck overlooking the spacious, south facing, private yard with playhouse, mature gardens & trees. Also includes a Level 2 electric car charger.

## WALK SCORE



### Car-Dependent

Most errands require a car



### Some Transit

A few nearby public transportation options

## COMMUTE (TO DOWNTOWN SURREY)



28 min



43 min



49 min



60+ min

## SCHOOL CATCHMENT

### George Greenway Elementary

17285 61A Avenue  
Surrey, BC V3S 1W3  
(604) 576-1136

### Lord Tweedsmuir Secondary

6151 180 Street  
Surrey, BC V3S 4L5  
(604) 574-7407









