

# 35-21579 88B AVENUE

**3 BEDROOM | 2 BATHROOM**  
**LIVING AREA: 1,772 SQFT**



Nothing to do but move into this FULLY UPDATED rancher style townhouse overlooking a treed ravine that offers maximum PRIVACY & TRANQUILITY. This well laid out 3 bed, 2 bath home in Carriage Park features BIG bedrooms, PLENTY of natural light & 9 ft ceilings maximizing the 1772 sqft! Upgrades include a fully renovated kitchen with Quartz countertops, Vinyl plank flooring throughout the home, fresh paint, AND updated bathrooms provide a seamless look throughout the home. The Master bedroom features access to your balcony, walkthrough closets, as well as a luxurious ensuite with separate tub and frameless glass shower with rainfall shower head. Single Garage PLUS driveway parking. PERFECT location - close to schools, parks, recreation & shopping. Minutes to Hwy & Fort Langley, don't miss out of this home!



604-533-3491  
elevationrealestate.ca

**elevation** RE/MAX  
RE/MAX TREELAND REALTY

**DONAVON ASH**

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



## WALK SCORE

Walk Score

15

### Car-Dependent

Almost all errands require a car

Bike Score

40

### Somewhat Bikeable

Minimal bike infrastructure

## COMMUTE to downtown Langley



18 min



34 min



34 min



60+ min

## SCHOOL CATCHMENT

### Topham Elementary

21555 91 Avenue,  
Langley, BC V1M 3Z3  
(604) 888-6111

### Walnut Grove Secondary

8919 Walnut Grove Drive,  
Langley, BC V1M 2N7  
(604) 882-0220





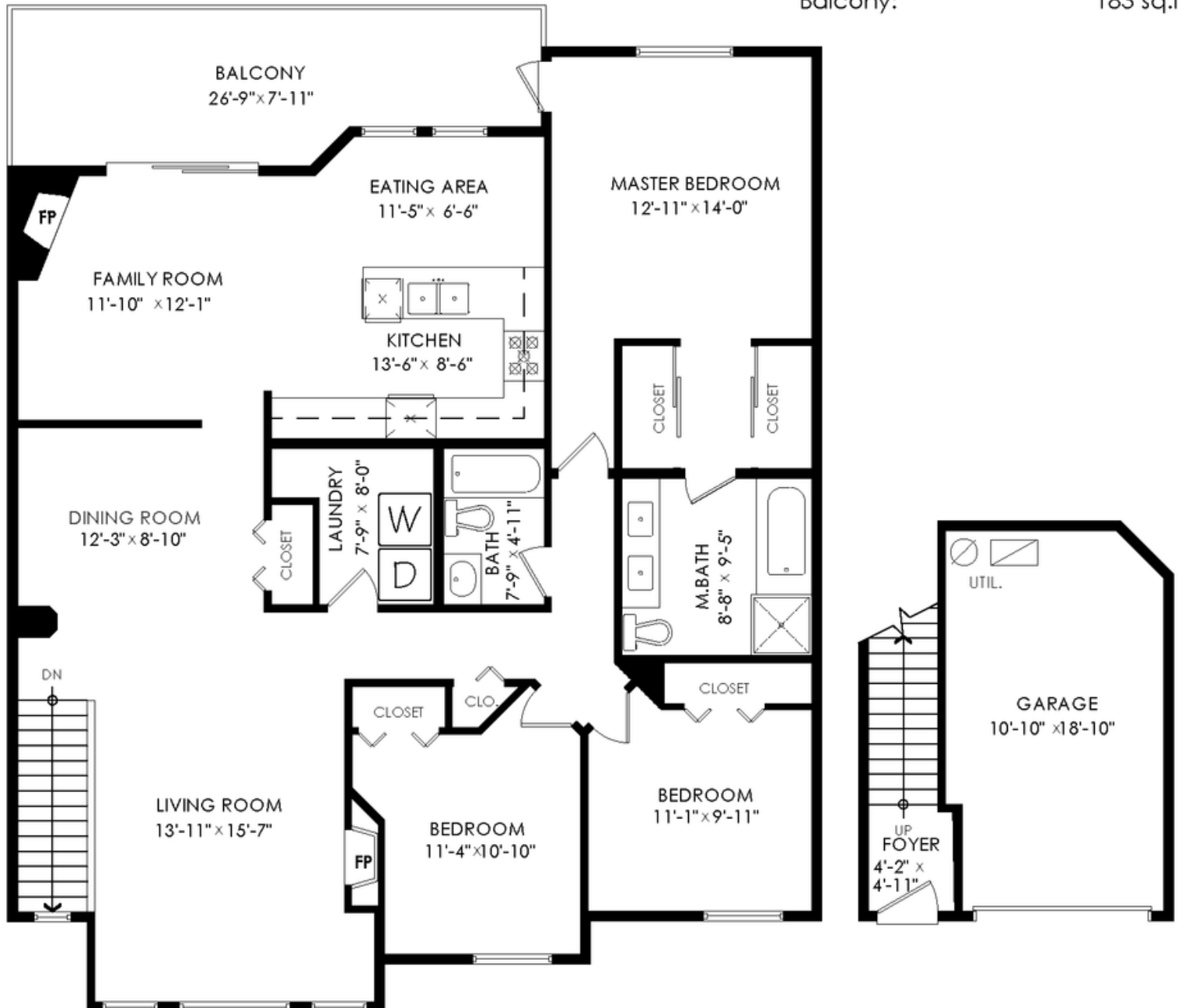




Main Floor: 1,708 sq.ft.  
Lower Floor: 64 sq.ft.  
**Total Livable: 1,772 sq.ft.**

Garage: 219 sq.ft.  
**Grand Total: 1,991 sq.ft.**

Balcony: 183 sq.ft.



**Main Floor Plan**

Floor Area: 1708 sq.ft.  
Ceiling Height: 9'

**Entry Floor Plan**

Floor Area: 64 sq.ft.  
Ceiling Height: 9'

Active  
R2579668

Board: F  
Townhouse

## 35 21579 88B AVENUE

Langley  
Walnut Grove  
V1M 2X4

Residential Attached

\$674,900 (LP)

(SP) 



Sold Date:  
Meas. Type:  
Depth / Size (ft.):  
Lot Area (sq.ft.): **0.00**  
Flood Plain:  
Council Apprv?:  
Exposure: **East**  
If new, GST/HST inc?:

Frontage (feet):  
Frontage (metres):  
Bedrooms: **3**  
Bathrooms: **2**  
Full Baths: **2**  
Half Baths: **0**  
Maint. Fee: **\$368.88**

Original Price: **\$674,900**  
Approx. Year Built: **1996**  
Age: **25**  
Zoning: **RM-2**  
Gross Taxes: **\$3,107.50**  
For Tax Year: **2020**  
Tax Inc. Utilities?: **No**  
P.I.D.: **023-317-426**  
Tour: **Virtual Tour URL**

Mgmt. Co's Name: **Crossroads Management**  
Mgmt. Co's Phone: **778-758-4445**  
View: **Yes: Greenbelt**  
Complex / Subdiv: **CARRIAGE PARK**

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Upper Unit**  
Construction: **Frame - Wood**  
Exterior: **Brick, Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Fibreglass**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:  
# of Fireplaces: **2**

Total Parking: **2** Covered Parking: **1** Parking Access:  
Parking: **Garage; Single**  
Locker: **N**  
Dist. to Public Transit:  
Units in Development:  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Laminate, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, RV Parking, Sewer**  
Legal: **PL LMS1941 LT 33 LD 36 SEC 36 TWP 8 STRATA LOT AS SHOWN ON FORM 1.**

Amenities: **In Suite Laundry, Recreation Center**

Site Influences: **Central Location, 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	13'11 x 15'7			x			x
Main	Dining Room	12'3 x 8'10'			x			x
Main	Family Room	11'10 x 12'1			x			x
Main	Kitchen	13'6 x 8'6			x			x
Main	Eating Area	11'5 x 6'6			x			x
Main	Master Bedroom	12'11 x 14'			x			x
Main	Bedroom	11'4 x 10'10			x			x
Main	Bedroom	11'1 x 9'11			x			x
Main	Laundry	7'9 x 8'			x			
Main	Foyer	4'2 x 4'11			x			

Finished Floor (Main):	<b>1,772</b>	# of Rooms: <b>10</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>5</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	Main	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3			<b>No</b>	Pool:
Finished Floor (Total):	<b>1,772 sq. ft.</b>	# or % of Rentals Allowed:			4			<b>No</b>	Garage Sz:
		Bylaws: <b>Pets Allowed w/Rest., Rentals Not Allowed</b>			5			<b>No</b>	Door Height:
Unfinished Floor:	<b>0</b>				6			<b>No</b>	
Grand Total:	<b>1,772 sq. ft.</b>	Basement: <b>None</b>			7			<b>No</b>	
					8			<b>No</b>	

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

**RE/MAX Treeland Realty**

REA Full Public (Blank)

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# elevation

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