

24888 80 AVENUE

3 BEDROOM | 3 BATHROOM | LIVING AREA: 2,401 SQFT



Quiet Country Living on a well-maintained acreage, located in the heart of Glen Valley. This beautiful homestead features a modern farmhouse interior and a panoramic solarium highlighting the flourishing outdoor greenspace. Main floor extensively updated with timeless shiplap ceilings and wooden accents portraying the country aesthetic. Kitchen boasts stainless steel appliances complete with breakfast bar opening into family room lounge. Step onto the massive, well-appointed, patio perfect for BBQ and entertainment. Additional room for parties and guests in the L-shaped living, dining, and solarium. Upstairs features 3 bedrooms, an office space, and a bonus media room with separate outdoor entry and vaulted ceilings. Enjoy privacy in this totally secluded home built on lush fields between dense forestry. Experience wildlife sightings of rabbits, deer, and other animals living in the natural paradise surrounding the home—all within Minutes from historical Fort Langley, Walnut Grove, recreation, and amenities!



604-614-6401
mark@elevationrealestate.ca

elevation RE/MAX
RE/MAX TREELAND REALTY

MARK DANA
PERSONAL REAL ESTATE CORPORATION

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





SCHOOL CATCHMENT

Fort Langley Elementary (K-7)

8877 - Bartlett Street,
Fort Langley, BC, V1M 2S6
Phone: 604-888-2111

DW Poppy Secondary (8-12)

23752 - 52 Avenue,
Langley, BC, V2Z 2P3
Phone: 604-530-2151

COMMUTE To Fort Langley



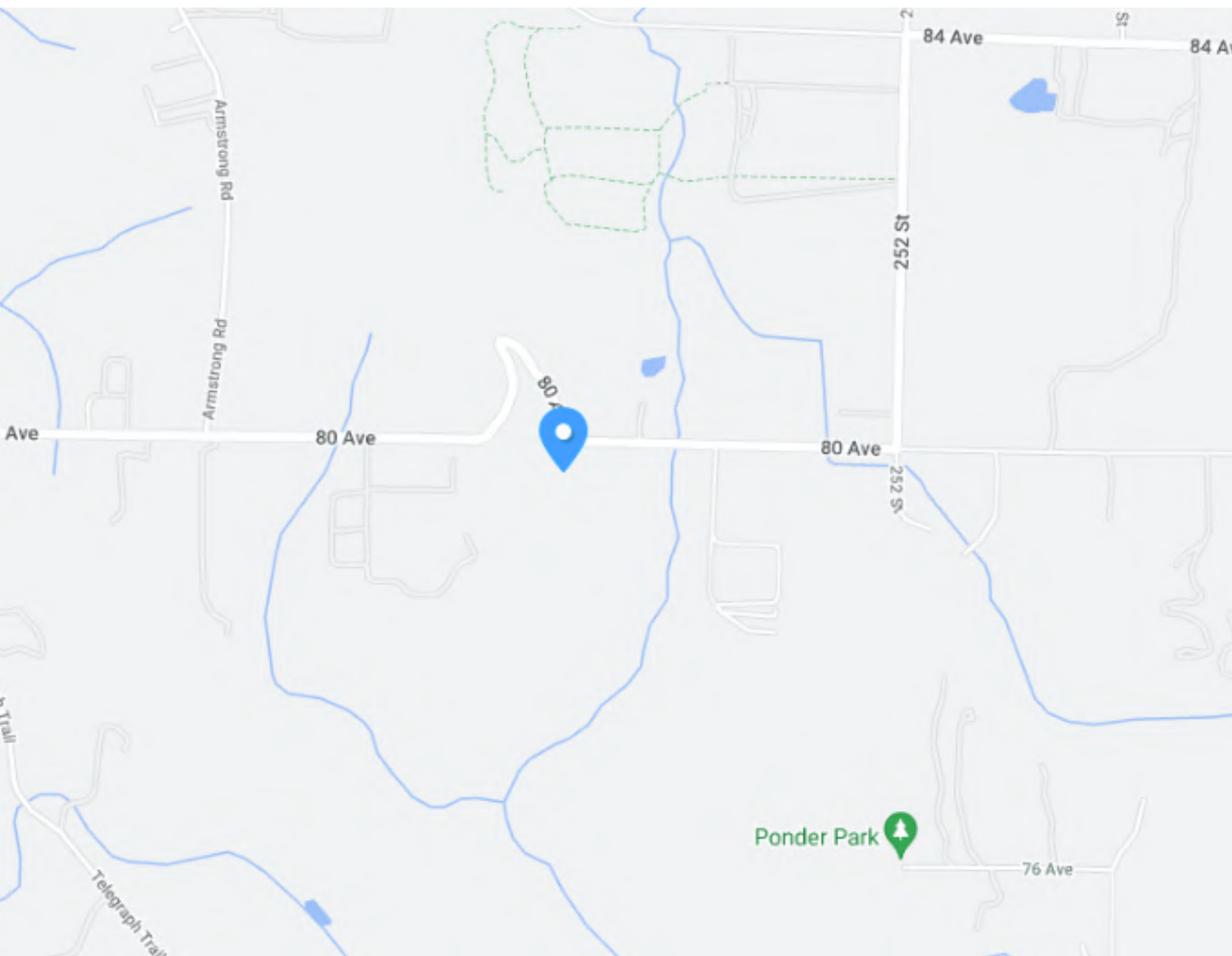
8 min



20 min



60+ min



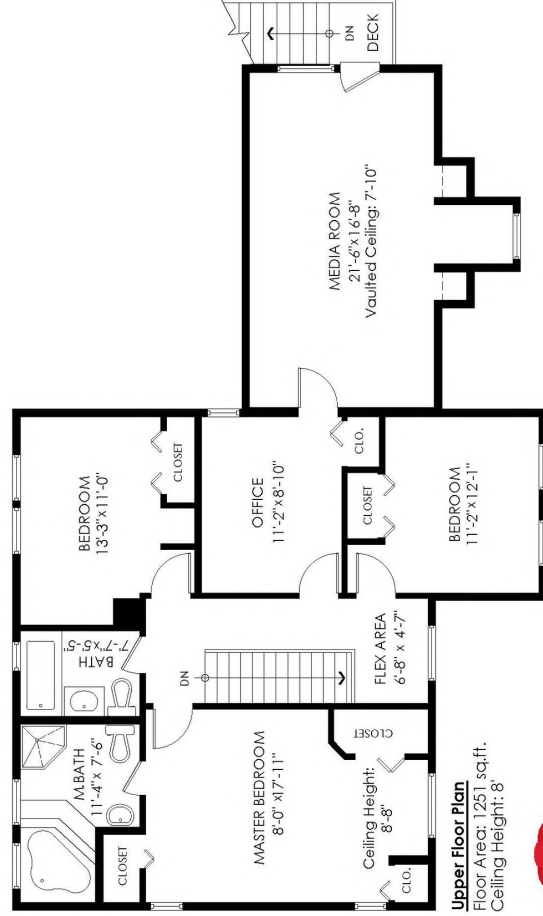
604-704-8551

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Main Floor: 1,150 sq.ft.
Lower Floor: 1,251 sq.ft.
Total Livable: 2,401 sq.ft.

Garage: 472 sq.ft.
Grand Total: 2,873 sq.ft.

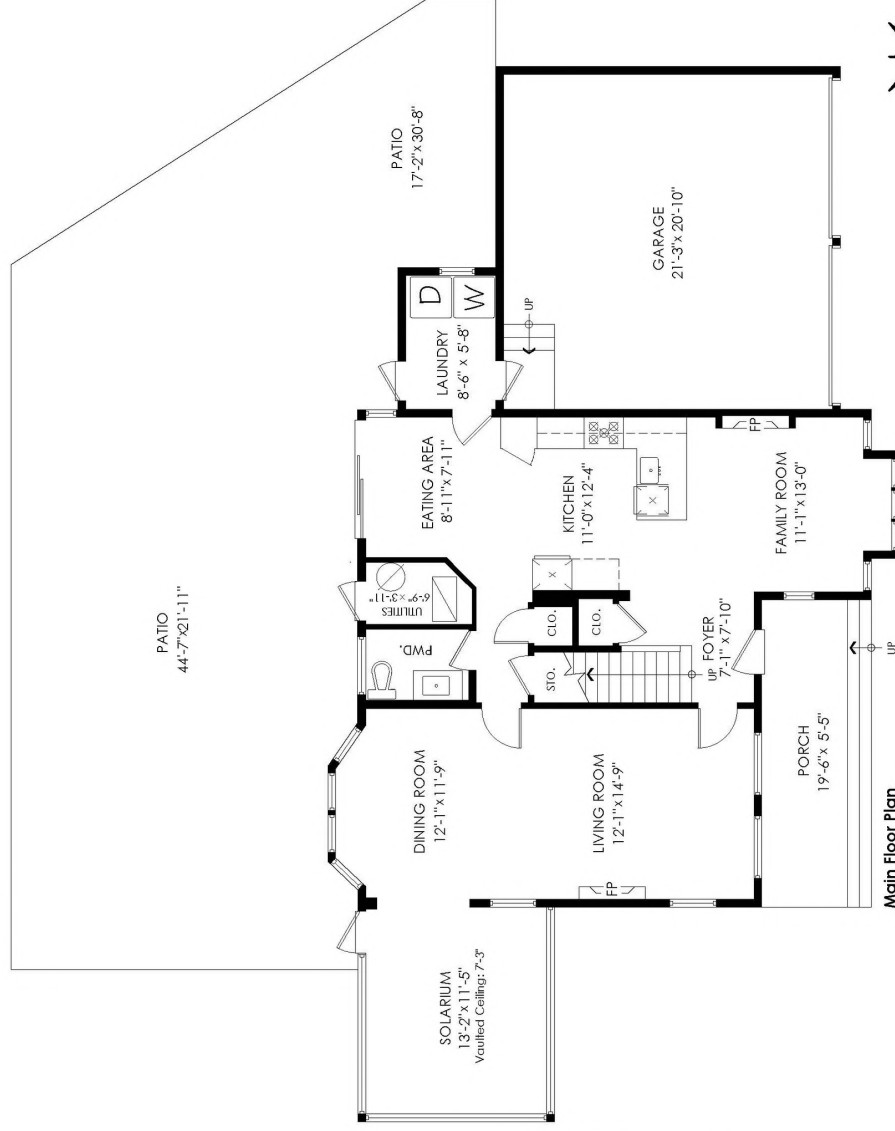
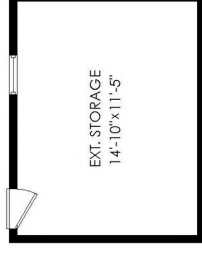
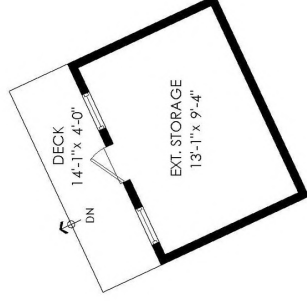
Ext. Storages: 343 sq.ft.
Deck: 74 sq.ft.
Patio: 1,289 sq.ft.
Porch: 106 sq.ft.
Total Extras: 1,812 sq.ft.



TREELAND
REALTY



Scan QR Code to
view Virtual
Walkthrough



SCALE
0' 5'



MEASURED ON: (2022-06-16)


info@pixlworks.com www.pixlworks.com [604.329.5788](tel:6043295788)

E&O Insured. Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.

24888 80 Ave Langley

R2714681Board: F
House with Acreage**24888 80 AVENUE**Langley
County Line Glen Valley
V1M 3P2

Residential Detached

\$2,499,000 (LP)
(SP) 

Sold Date: If new, GST/HST inc?:
 Meas. Type: **Feet** Bedrooms: **3**
 Frontage(feet): **516.73** Bathrooms: **3**
 Frontage(metres): **157.50** Full Baths: **2**
 Depth / Size: Half Baths: **1**
 Lot Area (sq.ft.): **185,952.00** Rear Yard Exp: **South**
 Lot Area (acres): **4.27** P.I.D.: **024-068-527**
 Flood Plain: **No**
 View: **Yes: Mountains and Valley**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Septic, Water**
 Sewer Type: **Septic** Water Supply: **Well - Drilled**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**

Total Parking: **6** Covered Parking: **2** Parking Access: **Lane, Side**
 Parking: **Garage; Double, Open, RV Parking Avail.**

Renovations:
 # of Fireplaces: **2** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Wood**
 Legal: **LOT 2 SECTIONS 22 AND 23 TOWNSHIP 11 NEW WESTMINSTER DISTRICT PLAN LMP37073**

Driveway Finish: **Gravel**
 Dist. to Public Transit: **5.5 km** Dist. to School Bus: **7 km**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Property Disc.: **Yes**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Fixtures Lease... **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Hardwood, Other, Tile**

Amenities: **None, Storage**

Site Influences: **Golf Course Nearby, Paved Road, Private Setting, Private Yard, Rural Setting, Treed**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Storage Shed, Vacuum - Built In, Vaulted Ceiling**

Finished Floor (Main):	1,150	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,251	Main	Foyer	7'1 x 7'10	Above	Office	11'2 x 8'10	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Family Room	11'1 x 13'0	Above	Media Room	21'6 x 16'8	Main 2
Finished Floor (Below):	0	Main	Kitchen	11'0 x 12'4			x	Above 4
Finished Floor (Basement):	0	Main	Eating Area	8'11 x 7'11			x	Above 4
Finished Floor (Total):	2,401 sq. ft.	Main	Laundry	8'6 x 5'8			x	
Unfinished Floor:	0	Main	Utility	6'9 x 3'11			x	
Grand Total:	2,401 sq. ft.	Main	Dining Room	12'1 x 11'9			x	
		Main	Living Room	12'1 x 14'9			x	
		Main	Solarium	13'2 x 11'5			x	
Fir Area (Det'd 2nd Res):	sq. ft.	Above	Flex Room	6'8 x 4'7			x	
Suite:None		Above	Master Bedroom	8'0 x 17'11			x	
Basement:Fully Finished		Above	Bedroom	13'3 x 11'0			x	
		Above	Bedroom	11'2 x 12'1			x	

Crawl/Bsmt. Height: # of Levels: **2** Manuf Type: Registered in MH... PAD Rental:
 # of Kitchens: **1** # of Rooms: **15** MHR... CSA/BCE: Maint. Fee:

elevation 
 REAL ESTATE GROUP

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