

Active
R2783034
 Board: F , Detached
 House/Single Family

21239 94B AVENUE

\$1,299,900 (LP)

Langley
 Walnut Grove
 V1M 1M9



Days on Market: **20** List Date: **6/1/2023** Expiry Date: **12/31/2023**
 Previous Price: **\$1,355,000** Original Price: **\$1,355,000** Sold Date:
 Meas. Type: **Feet** If new, GST/HST inc?: Approx. Year Built: **1983**
 Frontage (feet): **59.00** Bedrooms: **4** Age: **40**
 Frontage (metre...): **17.98** Bathrooms: **3** Zoning: **R-1B**
 Depth / Size: **92** Full Baths: **2** Gross Taxes: **\$4,977.48**
 Lot Area (sq.ft.): **5,380.00** Half Baths: **1** For Tax Year: **2022**
 Lot Area (acres): **0.12** Rear Yard Exp: **North** Tax Inc. Utilities?: **No**
 Flood Plain: P.I.D.: **002-142-392** Tour: **Virtual Tour URL**
 View: **:**
 Complex/Subd...
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Level Split** Total Parking: **4** Covered Parking: Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Add. Parking Avail., Open, RV Parking Avail.**
 Exterior: **Aluminum** Driveway Finish: **Asphalt**
 Foundation: **Concrete Perimeter, Concrete Slab** Dist. to Public Transit: **Walking** Dist. to School Bus: **Walking**
 Renovations: **Partly** Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 # of Fireplaces: **1** R.I. Fireplaces: Rain Screen: Seller's Intere... **Registered Owner**
 Fireplace Fuel: **Wood** Metered Water: Property Disc.: **Yes**
 Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing: Fixtures Leased: **No**
 Outdoor Area: **Fenced Yard, Patio(s)** Fixtures Rmvd: **No**
 Type of Roof: **Asphalt** Floor Finish: **Laminate, Mixed, Tile, Carpet**

Legal: **LOT 191, PLAN NWP61779, SECTION 36, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT** Municipal Charges

Amenities: **In Suite Laundry, Storage, Workshop Detached**

Site Influences: **Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Rural Setting, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Security - Roughed In, Smoke Alarm, Storage Shed, Vacuum - Roughed In, Windows - Thermo**

Garbage:
 Water:
 Dying:
 Sewer:
 Other:

Finished Floor (Main):	1,417	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	691	Main	Foyer	8'7x7'6			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Storage	10'6x6'10			x	Main 2
Finished Floor (Below):	0	Main	Bedroom	9'11x14'8			x	Above 3
Finished Floor (Basement):	0	Main	Laundry	9'9x6'10			x	Above 4
Finished Floor (Total):	2,108 sq. ft.	Main	Family Room	21'0x12'2			x	
Unfinished Floor:	0	Main	Living Room	18'9x12'5			x	
Grand Total:	2,108 sq. ft.	Main	Kitchen	10'8x12'6			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Dining Room	8'1x12'10			x	
Suite: None		Above	Primary Bedroom	13'7x12'1			x	
Basement: Crawl, None		Above	Bedroom	10'8x13'5			x	
		Above	Bedroom	10'7x13'5			x	
		Main	Foyer	12'0x10'5			x	
				x			x	

Crawl/Bsmt. Ht: **3'0** # of Levels: **2** Manuf Type: Registered in MHR?: PAD Rental:
 # of Kitchens: **1** # of Rooms: **12** MHR#: CSA/BCE: Maint. Fee:
 ByLaw Restrictions:

List Broker 1: **RE/MAX Dream Home Realty - OFC: 604-585-4661** List Broker 3:
 List Desig Agt 1: **Terry Wong - PREC - Cell: 604-866-8037** info@terrywonghomes.ca
 List Broker 2: Appointments: **Touchbase**
 List Desig Agt 2: 3: Call: **Terry Wong**
 Sell Broker 1: Phone: **604-866-8037**
 Sell Sales Rep 1: 2: 3:
 Owner: **Bryan Arnold Lundstrom (Confidential) & Verna Maureen Lundstrom (Confidential)**
 Commission: **3.22% ON 1ST \$100,000.00 / 1.15% ON THE BALANCE** Occupancy: **Owner**

Realtor **PRIVACY PROTECTED - DO NOT SOLICIT. Professional Measurements taken by Cotala. Property SF info via 2022 Property Tax Assessment.**
 Remar... **Buyer or Buyer Agent to verify if deemed important. Showings via Touchbase. FIRM SALE!**

Here's the Home YOU'VE been waiting for! Centrally located in well sought after "Family Orientated Neighbourhood" in the Heart of Walnut Grove! Welcome Home to lovingly maintained & updated 3 Level Split w/ lots of usable living space for YOUR Family! Features 3 spacious Bedrooms up, w/ 3 updated Bathrooms, updated white S/S Kitchen w/ Granite countertops. Crown moulding throughout. Additional 4th Bedrm/Office, Den & Laundryroom. Large Family room leads to 23'3 x 8'9 covered patio / back yard. BONUS: Cedar insulated 9'x11' Shop also has work bench. 2 extra storage sheds for garden tools & bikes. Private Gated RV parking available. Brand New HWT. Furnace annually serviced/maintained. 10 yr old Roof. Short walk to West Langley Elementary School, Walking trails, Transit. Easy access to Hwy 1.