



Presented by:
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Active
R3144911
 Board: F
 House/Single Family

9477 209 STREET

Langley
 Walnut Grove
 V1M 2H1

Residential Detached

\$1,249,900 (LP)
 (SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,249,900
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1991
Frontage(feet): 0.00	Bathrooms: 3	Age: 35
Frontage(metres):	Full Baths: 2	Zoning: R-1B
Depth / Size:	Half Baths: 1	Gross Taxes: \$4,323.70
Lot Area (sq.ft.): 5,005.00	Rear Yard Exp: West	For Tax Year: 2025
Lot Area (acres): 0.11	P.I.D.: 016-248-023	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard, Patio(s)**
 Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double, Open**
 Driveway Finish:
 Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Property Disc.: **Yes**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **Yes :Traffic light in garage**
 Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 37, PLAN NWP86009, PART NW1/4, SECTION 36, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, In Suite Laundry**

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main):	807	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,060	Main	Foyer	7'2 x8'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	14'2 x14'11			x	Main 2
Finished Floor (Below):	0	Main	Dining Room	11'4 x12'1			x	Above 3
Finished Floor (Basement):	0	Main	Kitchen	9'1 x11'7			x	Above 4
		Main	Eating Area	8'5 x9'			x	
Finished Floor (Total):	1,867sq. ft.	Main	Family Room	11'11 x14'6			x	
Unfinished Floor:	0	Main	Laundry	9' x8'2			x	
Grand Total:	1,867sq. ft.	Above	Primary Bedroom	14'11 x12'3			x	
		Above	Storage	2'6 x11'8			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	10' x9'7			x	
		Above	Bedroom	9'9 x10'7			x	
Suite: None				x			x	
Basement: None				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 11	MHR#:	CSA/BCE:	Maint. Fee:				
ByLaw Restrictions:								

Listing Broker(s): **Royal LePage Elite West**

Some homes simply make family life feel easy! From busy weekday mornings to slow Sunday afternoons, this beautifully maintained 3-bedroom home offers the space, warmth, and thoughtful layout to enjoy every stage of family life. The private backyard is a peaceful retreat, while the garage with 220-amp service is ready for projects or hobbies and storage galore, it is the ultimate dream workshop. The kitchen is perfect for gatherings with the family eating area overlooking the family room. Located in the heart of Walnut Grove, you're minutes from Derby Reach Regional Park, the Fort-to-Fort Trail, Walnut Grove Community Centre, great schools, shopping, restaurants, and easy Highway 1 access. This isn't just your next home—it's the lifestyle you've been waiting for. OPEN HOUSE - Sun 12th 2-4pm