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Treeland  
#101 - 6337 - 198th Street,  
Langley, BC  
V2Y 2E3



19863 48A AVENUE, LANGLEY CITY, B. C., V3A 6Z6, Canada



<b>Property Value</b>	sold for sold for \$515,000
<b>Type</b>	House
<b>Style</b>	BASEMENT ENTRY
<b>Basement</b>	Full, Fully Finished, Separate Entry
<b>Parking</b>	2 cars
<b>Year Built</b>	1977
<b>Living Area</b>	2,158 sq.ft.
<b>Lot Frontage</b>	61 ft
<b>Lot Depth</b>	125.50 ft
<b>Lot Size Area</b>	7,713 sq.ft.
<b>Bedrooms</b>	4
<b>Bathrooms</b>	3 full

### Description

Mr and Mrs Clean live here! Wonderful updated family home on quiet street; location, location! 4 bedroom, 3 full bath home on spacious City lot (7713 sqft). Many updates and improvements- vinyl windows, roof and gutters in 2010, exterior paint, counters and backsplash in kitchen, new hot water tank, and furnace is only 10 yrs old. Flooring on the main level has been updated to laminate, and washer/dryer, fridge and stove were all replaced recently. Sliding glass doors from the dining room open onto brand-new deck (glass w/aluminum railings), which overlooks Gardener's delight fenced backyard. Perfect set-up for entertaining, and the yard provides a level and spacious play area for kids. Master bedroom boasts a 2 piece ensuite and small walk-in closet. Gas fireplace upstairs, and wood-burning in the big basement rec room. Basement has one bedroom as well as a full bath (3piece). Lots of parking here, with double garage and wide driveway. Garage also has a bonus! workshop tucked behind, with easy access to yard for those gardening jobs, storage, and hobbies.



