



Complex/Subdiv:			
Frontage:	80.00 ft	Bedrooms:	3
Depth/Size:	175.5	Bathrooms:	2
Lot Area SqFt:	14040.00	Full Baths:	1
Rear Yard Exp:	SW	Half Baths:	1
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:	No	Zoning:	SR1
View:			
Serv. Connected: Electricity, Natural Gas, Septic, Water			

Style of Home:	Rancher/Bungalow		Total Parking:	6	Covered Parking:	1
Construction:	Frame - Wood		Parking Access:	Front		
Foundation:	Concrete Perimeter		Parking Facilities:	Add. Parking Avail., Garage; Single, RV Parking Avail.		
Exterior:	Brick, Mixed, Wood					
Rainscreen:		R/I Plumbing:	Dist to Public Trans:	1 BLK	Dist to School Bus:	2 BLK
Type of Roof:	Asphalt		Possession:			
Renovations:	Partly	Reno Year:	2012	Title to Land:	Freehold NonStrata	
Flooring:	Mixed			Seller's Interest:	Registered Owner	
Water Supply:	City/Municipal			Mortgage Info:	\$0	
Heat/Fuel:	Forced Air, Natural Gas					
No. of Fireplaces:	1	R/I Fireplaces:		Property Disclosure:	Y	
Fireplace Fuel:	Electric			Out Buildings:		
Outdoor Area:	Fenced Yard, Patio(s)					
Pad Rental:						
Fixtures Leas:	N					
Fixt Removed:	Y - ANTIQUE PHONE, SPEAKERS					

Legal:	PL 10211 LT 7 LD 36 SEC 6 TWP 11 PART SE 1/4.
Amenities:	
Site Influences:	Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby, Rural Setting
Features Incl:	Drapes/Window Coverings, Security System

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	21'6 X 13'			X			X
Main F.	Kitchen	12' X 11'			X			X
Main F.	Eating Area	11' X 8'			X			X
Main F.	Master Bedroom	12'6 X 11'6			X			X
Main F.	Bedroom	13'3 X 9'3			X			X
Main F.	Den	9' X 6'4			X			X
Main F.	Bedroom	11' X 9'6			X			X
		X			X			X
		X			X			X
		X			X			X

Floor Area (SqFt):		Total # Rooms:		Bathrooms:	
Main Floor Area SqFt:	1,350	# Kitchens:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	Finished Levels:	1	2	2 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down:	0	Crawl/Bsmt Height:		3	
Finished Floor Bsmt SqFt:	0	Basement Area:	Crawl	4	
Total Finished Floor SqFt:	1,350	Suite:	None	5	
Unfinished Floor:	0			6	
Grand Total Floor Area:	1,350			7	
				8	

Listing Broker 1:	RE/MAX Treeland Realty
Listing Broker 2/3:	

Murrayville Rancher on 1/3 acre, quiet lot, with subdivision potential. 3 bedrooms and den, 2 bath home features updated kitchen with maple cabinetry, stainless appliances and view into big backyard! Newer cedar siding, some vinyl windows, electric fireplace, newer lighting, crown and baseboards. Updated main bath features soaker tub. Spacious covered patio allows for entertaining or privacy. Big fenced yard is great for kids and pets. Thousands spent on custom lighting in the front. Single garage PLUS RV parking and additional parking places in front. Feels like the Country, but close to amenities - hospital, shops, pool, transit. Lots of Character here!

Tour URL: www.cotala.com/3691

LISTING

features

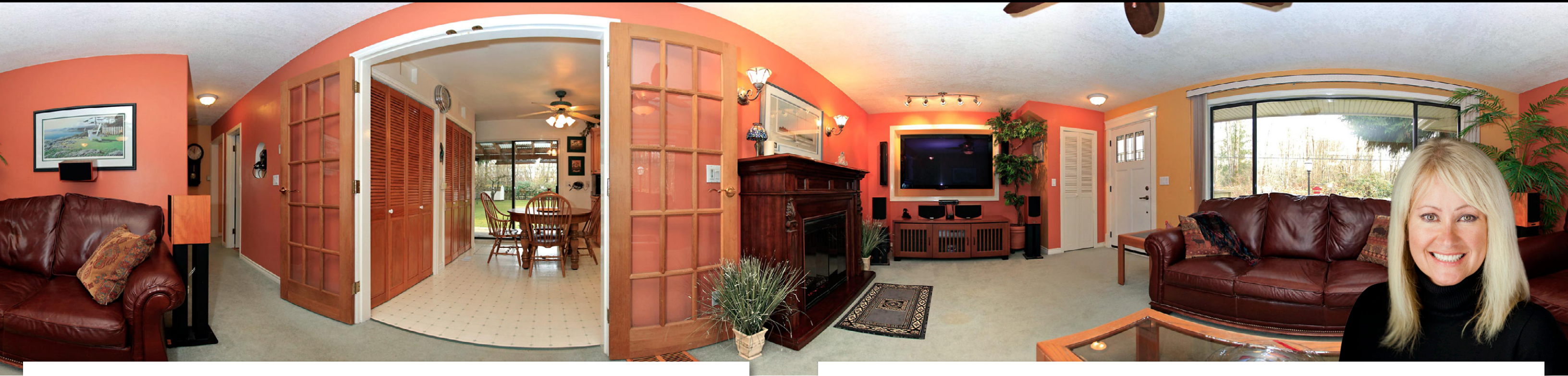


4923 224 Street, Langley



Tammy
evans

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www.TammyEvans.com



Tax	\$3,508
Age	53
Style	House
Bedrooms	3
Bathrooms	2
Size	1,350 ft ²
Lot	14,040 ft ²

COMPLIMENTS OF
Tammy Evans
RE/MAX Treeland Realty

604.307.4242
Toll Free 1.888.707.3577
tammy@tammyevans.com
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