



Presented by:
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Langley, Murrayville
4530 217 ST, V3A 9B8

MLS# F1428677

Residential Detached
Active



List Price: \$799,900 Previous Price:
 Original Price: \$799,900
 Complex/Subdiv: MURRAYVILLE
 Frontage: 60.00 ft Bedrooms: 4 PID: 017-428-424
 Depth/Size: 155 Bathrooms: 3 Type: House/Single Family
 Lot Area SqFt: 9,298 Full Baths: 3 Approx Yr Blt: 1992
 Rear Yard Exp: E Half Baths: 0 Age at List Date: 22
 Meas Type: Feet If New GST/HST Incl: Taxes: \$4,809 (2014)
 Flood Plain: Zoning: R-1D
 View: N
 Serv. Connected: Water, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer

Style of Home: Rancher/Bungalow w/Loft	Total Parking: 10	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Add. Parking Avail., RV Parking Avail., Garage; Double	
Exterior: Vinyl, Brick		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Forced Air, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural		Out Buildings: /Garage Sz: 21 x 21
Outdoor Area: Fenced Yard, Patio(s)		
Pad Rental:		
Fixtures Leas: Y - Alarm system under contract for monitoring		
Fixt Removed: N		

Legal: LMP 1113, LT 4 LD 36, SEC 31, TWP 10
 Amenities:
 Site Influences: Private Yard, Recreation Nearby, Central Location, Cul-de-Sac, Golf Course Nearby
 Features Incl: Garage Door Opener, Security System, Clothes Washer/Dryer/Fridge/Stove/DW

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	12' X 10'	Main F.	Walk-In Closet	8' X 8'			X
Main F.	Dining	13'3 X 10'	Above	Games Room	21' X 13'			X
Main F.	Living Room	15'6 X 13'3	Above	Bedroom	16' X 10'			X
Main F.	Eating Area	10'6 X 8'6						X
Main F.	Family Room	16' X 14'8						X
Main F.	Master Bedroom	14'10 X 13'8						X
Main F.	Bedroom	11' X 10'						X
Main F.	Bedroom	10' X 10'						X
Main F.	Foyer	8' X 6'						
Main F.	Laundry	9' X 8'						

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,854	Total # Rooms: 13	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt: 566	# Kitchens: 1	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Down: 0	Finished Levels: 2	3 4 Piece; Ensuite: N; Level: Above
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	4
Total Finished Floor SqFt: 2,420	Basement Area: Crawl	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 2,420		8

Listing Broker(s): Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

An Amazing plan...Full Sized Rancher PLUS Games Rm, Bedrm & Full Bath upstairs. Quiet Murrayville location on a NO THROUGH ST! Large lot is 9300 SQFT with Dedicated RV Parking down the side. Spacious & Gracious Living Space is Right where you want to be. Lovely and Private backyard is wired for a HotTub, fully fenced and offers all the pleasures of a large lot! Great Kitchen layout with new Granite counter tops and the roof is only 2 years old, PLUS there is a new high efficiency furnace. You really don't want to miss this one....be sure to check it out in person.