20552 98 AVENUE LANGLEY

Walnut Grove, V1M 2H6

Depth/Size (ft):		Bedrooms:	4	Approx. Year Bui	lt: 1992	2	
Frontage (ft):	6,998.00	Bathrooms:	3	Age:	32		
Lot Area: (sq.ft.)	6,998.00	Full Baths:	3	Zoning:	R-10	C	
Flood Plain:		Half Baths:	0	Gross Taxes:	\$6.3	17.51	
Rear Yard Exp:				For Tax Year:	2023		
View:	Yes			P.I.D.:	015-	959-180	
	_						
Style of Home:	Basement Entry		Parking:	Total: 7 - Covered	: 2		
Construction:	Frame - Wood		Covered Parking:	2			
Exterior:	Brick, Vinyl		Parking Access:	Front			
oundation:			Parking:	Garage; Double			
Rain Screen:			Locker:				
Renovations:			Units in Dev:				
t of Fireplaces:	1 - Fuel: Natural Gas		Distance to:				
Vater Supply:	City/Municipal	City/Municipal		Freehold NonStra	ehold NonStrata		
uel/Heating:	Forced Air,Heat Pump	Natural Gas	Property Disc:	Yes			
Dutdoor Area:	Balcny(s) Patio(s) Dck	(s),Fenced Yard	PAD Rental:				
Type of Roof:	Asphalt		Fixtures Leased:	No			
Floor Finish:	Laminate, Tile, Vinyl/Lin	oleum	Fixtures Rmvd:	Yes			
Mgmt. Company: Complex / Subdiv: Services Connected:	•	,Sanitary Sewer,Storm Sewer,Wat					
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Derby Hills Estates Electricity,Natural Gas LT 32 DL 124 GP 2 NE Air Cond./Central,In St Golf Course Nearby,Re	EW WESTMINSTER DISTRICT PL uite Laundry ecreation Nearby,Shopping Nearby /sh/Dryr/Frdg/Stve/DW,Drapes/Wit	AN 84669 Y	Opener,Microwave,Stora	ige Shed,Vacuun	n - Roughed In	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Derby Hills Estates Electricity,Natural Gas LT 32 DL 124 GP 2 NE Air Cond./Central,In St Golf Course Nearby,R Air Conditioning,ClthW Royal LePage - Wolste	EW WESTMINSTER DISTRICT PL uite Laundry ecreation Nearby,Shopping Nearby /sh/Dryr/Frdg/Stve/DW,Drapes/Win encroft	AN 84669 y ndow Coverings,Garage Door		-		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Derby Hills Estates Electricity,Natural Gas LT 32 DL 124 GP 2 NE Air Cond./Central,In Si Golf Course Nearby,Ri Air Conditioning,ClthW Royal LePage - Wolste	EW WESTMINSTER DISTRICT PL uite Laundry ecreation Nearby,Shopping Nearby /sh/Dryr/Frdg/Stve/DW,Drapes/Win encroft Dimensions	AN 84669 y ndow Coverings,Garage Door Floor	Туре	Dimen	isions	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Derby Hills Estates Electricity,Natural Gas LT 32 DL 124 GP 2 NE Air Cond./Central,In Si Golf Course Nearby,Ri Air Conditioning,ClthW Royal LePage - Wolste Type Living Room	EW WESTMINSTER DISTRICT PL uite Laundry ecreation Nearby,Shopping Nearby /sh/Dryr/Frdg/Stve/DW,Drapes/Win encroft Dimensions 11'0 x 15'1	AN 84669 y ndow Coverings,Garage Door Floor Below	Type Foyer	Dimen 9'4 x 4	usions 111	
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s):	Derby Hills Estates Electricity,Natural Gas LT 32 DL 124 GP 2 NE Air Cond./Central,In Si Golf Course Nearby,Ri Air Conditioning,ClthW Royal LePage - Wolste Type Living Room Dining Room	EW WESTMINSTER DISTRICT PL uite Laundry ecreation Nearby,Shopping Nearby /sh/Dryr/Frdg/Stve/DW,Drapes/Win encroft Dimensions 11'0 x 15'1 11'6 x 11'3	AN 84669 y ndow Coverings,Garage Door Floor Below Below	Type Foyer Recreation Room	Dimen 9'4 x 4' 12'1 x	isions '11 17'5	
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Siloor Main Main	Derby Hills Estates Electricity,Natural Gas LT 32 DL 124 GP 2 NE Air Cond./Central,In St Golf Course Nearby,R Air Conditioning,ClthW Royal LePage - Wolste Type Living Room Dining Room Kitchen	EW WESTMINSTER DISTRICT PL uite Laundry ecreation Nearby,Shopping Nearby /sh/Dryr/Frdg/Stve/DW,Drapes/Win encroft Dimensions 11'0 x 15'1 11'6 x 11'3 10'9 x 19'2	AN 84669 y ndow Coverings,Garage Door Floor Below Below Below	Type Foyer Recreation Room Bedroom	Dimen 9'4 x 4 12'1 x 12'0 x	isions '11 17'5 11'11	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Cloor Main Main Main	Derby Hills Estates Electricity,Natural Gas LT 32 DL 124 GP 2 NE Air Cond./Central,In St Golf Course Nearby,R Air Conditioning,ClthW Royal LePage - Wolste Type Living Room Dining Room Kitchen Eating Area	EW WESTMINSTER DISTRICT PL uite Laundry ecreation Nearby,Shopping Nearby /sh/Dryr/Frdg/Stve/DW,Drapes/Win encroft Dimensions 11'0 x 15'1 11'6 x 11'3 10'9 x 19'2 9'7 x 15'5	AN 84669 y ndow Coverings,Garage Door Floor Below Below Below Below	Type Foyer Recreation Room Bedroom Walk-In Closet	Dimen 9'4 x 4 12'1 x 12'0 x 3'11 x	isions '11 17'5 11'11 3'2	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	Derby Hills Estates Electricity,Natural Gas LT 32 DL 124 GP 2 NE Air Cond./Central,In So Golf Course Nearby,Ro Air Conditioning,ClthW Royal LePage - Wolste Type Living Room Dining Room Kitchen Eating Area Primary Bedroom	EW WESTMINSTER DISTRICT PL uite Laundry ecreation Nearby,Shopping Nearby /sh/Dryr/Frdg/Stve/DW,Drapes/Wit encroft Dimensions 11'0 x 15'1 11'6 x 11'3 10'9 x 19'2 9'7 x 15'5 14'6 x 12'	AN 84669 y ndow Coverings,Garage Door Floor Below Below Below	Type Foyer Recreation Room Bedroom	Dimen 9'4 x 4 12'1 x 12'0 x	isions '11 17'5 11'11 3'2	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main	Derby Hills Estates Electricity,Natural Gas LT 32 DL 124 GP 2 NE Air Cond./Central,In St Golf Course Nearby,Ri Air Conditioning,ClthW Royal LePage - Wolste Type Living Room Dining Room Kitchen Eating Area Primary Bedroom Bedroom	EW WESTMINSTER DISTRICT PL uite Laundry ecreation Nearby,Shopping Nearby /sh/Dryr/Frdg/Stve/DW,Drapes/Wit encroft Dimensions 11'0 x 15'1 11'6 x 11'3 10'9 x 19'2 9'7 x 15'5 14'6 x 12' 8'11 x 10'11	AN 84669 y ndow Coverings,Garage Door Floor Below Below Below Below	Type Foyer Recreation Room Bedroom Walk-In Closet	Dimen 9'4 x 4 12'1 x 12'0 x 3'11 x	isions '11 17'5 11'11 3'2	
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main	Derby Hills Estates Electricity,Natural Gas LT 32 DL 124 GP 2 NE Air Cond./Central,In So Golf Course Nearby,Ro Air Conditioning,ClthW Royal LePage - Wolste Type Living Room Dining Room Kitchen Eating Area Primary Bedroom	EW WESTMINSTER DISTRICT PL uite Laundry ecreation Nearby,Shopping Nearby /sh/Dryr/Frdg/Stve/DW,Drapes/Wit encroft Dimensions 11'0 x 15'1 11'6 x 11'3 10'9 x 19'2 9'7 x 15'5 14'6 x 12'	AN 84669 y ndow Coverings,Garage Door Floor Below Below Below Below	Type Foyer Recreation Room Bedroom Walk-In Closet	Dimen 9'4 x 4 12'1 x 12'0 x 3'11 x	isions '11 17'5 11'11 3'2	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): 	Derby Hills Estates Electricity,Natural Gas LT 32 DL 124 GP 2 NE Air Cond./Central,In St Golf Course Nearby,Ri Air Conditioning,ClthW Royal LePage - Wolste Type Living Room Dining Room Kitchen Eating Area Primary Bedroom Bedroom	EW WESTMINSTER DISTRICT PL uite Laundry ecreation Nearby,Shopping Nearby /sh/Dryr/Frdg/Stve/DW,Drapes/Wit encroft Dimensions 11'0 x 15'1 11'6 x 11'3 10'9 x 19'2 9'7 x 15'5 14'6 x 12' 8'11 x 10'11	AN 84669 y ndow Coverings,Garage Door Floor Below Below Below Below	Type Foyer Recreation Room Bedroom Walk-In Closet	Dimen 9'4 x 4 12'1 x 12'0 x 3'11 x	isions '11 17'5 11'11 3'2	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main	Derby Hills Estates Electricity,Natural Gas LT 32 DL 124 GP 2 NE Air Cond./Central,In Si Golf Course Nearby,Ri Air Conditioning,ClthW Royal LePage - Wolste Type Living Room Dining Room Kitchen Eating Area Primary Bedroom Bedroom Bedroom	EW WESTMINSTER DISTRICT PL uite Laundry ecreation Nearby,Shopping Nearby /sh/Dryr/Frdg/Stve/DW,Drapes/Win encroft Dimensions $11'0 \times 15'1$ $11'6 \times 11'3$ $10'9 \times 19'2$ $9'7 \times 15'5$ $14'6 \times 12'$ $8'11 \times 10'11$ $10'2 \times 10'4$	AN 84669 y ndow Coverings,Garage Door Floor Below Below Below Below Below	Type Foyer Recreation Room Bedroom Walk-In Closet Family Room	Dimen 9'4 x 4 12'1 x 12'0 x 3'11 x 23'9 x	isions '11 17'5 11'11 3'2 11'3	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): 	Derby Hills Estates Electricity,Natural Gas LT 32 DL 124 GP 2 NE Air Cond./Central,In St Golf Course Nearby,R Air Conditioning,ClthW Royal LePage - Wolste Type Living Room Dining Room Kitchen Eating Area Primary Bedroom Bedroom Bedroom	EW WESTMINSTER DISTRICT PL uite Laundry ecreation Nearby,Shopping Nearby /sh/Dryr/Frdg/Stve/DW,Drapes/Win encroft Dimensions 11'0 x 15'1 11'6 x 11'3 10'9 x 19'2 9'7 x 15'5 14'6 x 12' 8'11 x 10'11 10'2 x 10'4 # Of Rooms:	AN 84669 y ndow Coverings,Garage Door Floor Below Below Below Below Below Below Below Below	Type Foyer Recreation Room Bedroom Walk-In Closet Family Room	Dimen 9'4 x 4 12'1 x 12'0 x 3'11 x 23'9 x # of Pieces	rsions 111 17'5 11'11 3'2 11'3 Ensuite?	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Below):	Derby Hills Estates Electricity,Natural Gas LT 32 DL 124 GP 2 NE Air Cond./Central,In St Golf Course Nearby,R- Air Conditioning,ClthW Royal LePage - Wolste Type Living Room Dining Room Kitchen Eating Area Primary Bedroom Bedroom Bedroom 1,407 sqft 0 sqft	EW WESTMINSTER DISTRICT PL uite Laundry ecreation Nearby,Shopping Nearby /sh/Dryr/Frdg/Stve/DW,Drapes/Win encroft Dimensions 11'0 x 15'1 11'6 x 11'3 10'9 x 19'2 9'7 x 15'5 14'6 x 12' 8'11 x 10'11 10'2 x 10'4 # Of Rooms: # Of Kitchens:	AN 84669 y ndow Coverings,Garage Door Floor Below Below Below Below Below Below 12 1	Type Foyer Recreation Room Bedroom Walk-In Closet Family Room	Dimen 9'4 x 4 12'1 x 12'0 x 3'11 x 23'9 x # of Pieces 4	esions '11 17'5 11'11 3'2 11'3 Ensuite? No	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	Derby Hills Estates Electricity,Natural Gas LT 32 DL 124 GP 2 NE Air Cond./Central,In St Golf Course Nearby,R- Air Conditioning,ClthW Royal LePage - Wolste Living Room Dining Room Kitchen Eating Area Primary Bedroom Bedroom Bedroom 1,407 sqft 0 sqft 1,147 sqft	EW WESTMINSTER DISTRICT PL uite Laundry ecreation Nearby,Shopping Nearby /sh/Dryr/Frdg/Stve/DW,Drapes/Wit encroft Dimensions 11'0 x 15'1 11'6 x 11'3 10'9 x 19'2 9'7 x 15'5 14'6 x 12' 8'11 x 10'11 10'2 x 10'4 # Of Rooms: # Of Kitchens: # Of Levels:	AN 84669 y ndow Coverings,Garage Door Floor Below Below Below Below Below 12 1 2	Type Foyer Recreation Room Bedroom Walk-In Closet Family Room Bathroom Floor Main Main	Dimen 9'4 x 4 12'1 x 12'0 x 3'11 x 23'9 x # of Pieces 4 4	esions '11 17'5 11'11 3'2 11'3 Ensuite? No Yes	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	Derby Hills Estates Electricity,Natural Gas LT 32 DL 124 GP 2 NE Air Cond./Central,In Si Golf Course Nearby,Ri Air Conditioning,ClthW Royal LePage - Wolste Living Room Dining Room Kitchen Eating Area Primary Bedroom Bedroom Bedroom 1,407 sqft 0 sqft 1,147 sqft 0 sqft	EW WESTMINSTER DISTRICT PL uite Laundry ecreation Nearby,Shopping Nearby /sh/Dryr/Frdg/Stve/DW,Drapes/Wit encroft Dimensions 11'0 x 15'1 11'6 x 11'3 10'9 x 19'2 9'7 x 15'5 14'6 x 12' 8'11 x 10'11 10'2 x 10'4 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	AN 84669 y ndow Coverings,Garage Door Floor Below Below Below Below Below 12 1 2	Type Foyer Recreation Room Bedroom Walk-In Closet Family Room Bathroom Floor Main Main	Dimen 9'4 x 4 12'1 x 12'0 x 3'11 x 23'9 x # of Pieces 4 4	esions '11 17'5 11'11 3'2 11'3 Ensuite? No Yes	
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Below): Finished Floor (Total): Unfinished Floor: Grand Total:	Derby Hills Estates Electricity,Natural Gas LT 32 DL 124 GP 2 NE Air Cond./Central,In St Golf Course Nearby,Ri Air Conditioning,ClthW Royal LePage - Wolste Living Room Dining Room Kitchen Eating Area Primary Bedroom Bedroom Bedroom Bedroom 1,407 sqft 0 sqft 1,147 sqft 0 sqft 2,554 sqft	EW WESTMINSTER DISTRICT PL uite Laundry ecreation Nearby,Shopping Nearby /sh/Dryr/Frdg/Stve/DW,Drapes/Wit encroft Dimensions 11'0 x 15'1 11'6 x 11'3 10'9 x 19'2 9'7 x 15'5 14'6 x 12' 8'11 x 10'11 10'2 x 10'4 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	AN 84669 y ndow Coverings,Garage Door Floor Below Below Below Below Below 12 1 2 Unauthorized Suite	Type Foyer Recreation Room Bedroom Walk-In Closet Family Room Bathroom Floor Main Main	Dimen 9'4 x 4 12'1 x 12'0 x 3'11 x 23'9 x # of Pieces 4 4	esions '11 17'5 11'11 3'2 11'3 Ensuite? No Yes	

Fantastic Basement Entry Home on quiet dead end street in popular Walnut Grove has lots of flex space for extended family living. Upstairs features a bright living/dining room, huge kitchen w/ oversized island, built-in office space, eating area (could be family rm) w/ fireplace, tons of windows & an outside entry to the multi-level deck. Primary bed w/ ensuite & soaker tub, 2 more beds & another full bath. Ground level boasts a large foyer, recreation room & a potential suite w/ separate entrance & laundry currently used as an artist workshop but could be easily be returned to a 1 or 2 bed suite w/ the addition of appliances & a little TLC. Two car garage, RV parking, new shed, beautiful fenced & landscaped yard. Newer Roof, A/C, EV charger, & Gordon Greenwood Elem!

Cotala ... Produced and printed by Cotala Cross-Media Inc. The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.