## 301 20217 MICHAUD CRESCENT LANGLEY

Langley City, V3A 8L1

<b>Residential Attached</b>
\$545,000 (LP)

Depth/Size (ft):		Bedrooms:	2	Approx. Year Bui	ilt: 1994	
Frontage (ft):		Bathrooms:	2	Age:	30	
Lot Area:		Full Baths:	2	Zoning:	RM-2	2
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,3	30.94
Rear Yard Exp:		Maint. Fee:	468.87	For Tax Year:	2023	3
View:	No			P.I.D.:	018-	952-640
Style of Home:	Inside Unit,Upper Unit		Parking:	Total: 1 - Covered	: 1	
Construction:	Frame - Wood		Covered Parking:	1		
Exterior:	Vinyl		Parking Access:	Front,Side		
Foundation:			Parking:	Garage; Undergro	ound, Visitor Parki	ng
Rain Screen:			Locker:	Yes		
Renovations:			Units in Dev:	111		
# of Fireplaces:	1 - Fuel: Gas - Natural		Distance to:			
Water Supply:	City/Municipal		Title to Land:	Freehold Strata		
Fuel/Heating:	Baseboard,Electric,Na	tural Gas	Property Disc:	Yes		
Outdoor Area:	Balcony(s)		PAD Rental:			
Type of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:	Mixed, Vinyl/Linoleum,	Carpet	Fixtures Rmvd:	No		
View:	No	5ticl - 604 690 6060				
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences:	No First Services Resider MICHAUD GARDENS Electricity,Natural Gas STRATA LOT 65, PLA COMMONPROPERTY Elevator,In Suite Laun Cul-de-Sac,Private Se	,Sanitary Sewer,Storm Sewer,Water N LMS1043, DISTRICT LOT 305, NEV Y IN PROPORTION TO THE UNIT EN dry,Storage,Workshop Attached ttting,Recreation Nearby,Shopping Nea	TITLEMENT OF THE STRAT arby			
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View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Finished Floor (Main): Finished Floor (Below): Finished Floor (Derwit: Finished Floor (Total): Finished Floor (Total):	No First Services Resider MICHAUD GARDENS Electricity,Natural Gas STRATA LOT 65, PLA COMMONPROPERTY Elevator,In Suite Laun CuI-de-Sac,Private Se CithWsh/Dryr/Frdg/Str Pets Allowed w/Rest., RE/MAX Treeland Res <b>Type</b> Living Room Dining Room Dining Room Kitchen Eating Area Primary Bedroom Bedroom Laundry 1,115 sqft 0 sqft 0 sqft 0 sqft 1,115 sqft	,Sanitary Sewer,Storm Sewer,Water N LMS1043, DISTRICT LOT 305, NEV Y IN PROPORTION TO THE UNIT EN dry,Storage,Workshop Attached we/DW,Disposal - Waste,Security - Rou Rentals Not Allowed alty, RE/MAX Treeland Realty Dimensions 12'9 x 13'4 12'10 x 11'7 12'5 x 8'1 6'5 x 5'6 12'3 x 13'7 9'7 x 11'11 5'6 x 6'2 # Of Rooms: # Of Kitchens: # Of Levels: Crawl/Bsmt Height: Basement:	TITLEMENT OF THE STRAT arby ughed In Floor 7 1 1 1 None	Type Bathroom Floor Main	Dimen	AS APPROPRIATE sions Ensuite? No
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Michaud Gardens ~ a beautifully kept complex and a beautifully kept upper top floor unit! Offering 1115 sq ft with 2 bdrms 2 bthrms and a great layout! Bright kitchen with loads of white cabinetry and casual every day dining space. The open plan formal dining area leads to the living rm w/ gas fireplace. This opens to the huge south facing sunny deck with lots of room for furniture and great space to enjoy the summer! The 2 bdrms are well sized w/ primary retreat boasting his and her closets and a 4 pc ensuite. There is another 3 pc main bath and insuite laundry rm! You have 1 parking and 1 storage & 2 pets allowed. This property has gardens, fountain and is tucked away in a great pocket of Langley City where you can walk to literally everything in this can't beat location. Call today!



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