301 20217 MICHAUD CRESCENT LANGLEY

Langley City, V3A 8L1

Residential Attached
\$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 Main Main Main Main Main Main Seator (Sator) Floor (Main): Finished Floor (Main): Finished Floor (Below):	No First Services Resider MICHAUD GARDENS Electricity,Natural Gas STRATA LOT 65, PLA COMMONPROPERTY Elevator,In Suite Laun Cul-de-Sac,Private Se CithWsh/Dryr/Frdg/Sty Pets Allowed w/Rest., RE/MAX Treeland Res Type Living Room Dining Room Kitchen Eating Area Primary Bedroom Bedroom Laundry 1,115 sqft 0 sqft 0 sqft	s, 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:	TITLEMENT OF THE STRAT arby Jghed In Floor	Type	Dimen	AS APPROPRIATE sions Ensuite?
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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 Type 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!



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.