



**Yvonne Van Gelderen**  
Phone: 604-619-4465  
Mobile: 604-619-4465  
Office Phone: 604-541-4888  
Email: yvonnev@remax.net

**RE/MAX Colonial Pacific Realty**  
15414 - 24th Avenue  
Surrey, BC  
V4A 2J3

24236 55TH AVENUE, Langley, BC, V2Z 2N5, Canada

MLS®# R2233556



<b>Property Value</b>	\$1,725,000
<b>Type</b>	House
<b>Style</b>	Basement Entry
<b>Basement</b>	Full
<b>Year Built</b>	1973
<b>Taxes</b>	5197.61
<b>Living Area</b>	3,837 sq.ft.
<b>Lot Depth</b>	297 ft
<b>Lot Size Area</b>	43,559 sq.ft.
<b>Bedrooms</b>	5
<b>Bathrooms</b>	5 full
<b>Maintenance Fee</b>	\$0.00

## Description

Come by and view this one of a kind Strawberry Hills home situated on a manicured 1 acre flat south exposed piece of property. Lovingly cared for this home has large family room addition upstairs with vaulted ceiling and large partially covered sundeck overlooking the backyard. Wide open great room style kitchen is just 4 yrs old and features an island for 6 and granite counters! Unique side suite perfect for a family member comes complete with covered sundeck, fireplace and laundry room & its own hot water system. Property also features a 32 x 24' shop with 220, 10 x 24 lean to and separate art studio! Lots of updates including decks 2 yrs ago, roof 8 yrs, carpet and flooring 4 yrs ago. Quiet no thru street! Open Jan 27th and 28th 2 to 4pm



