

**34694 5th Avenue**  
Abbotsford, BC V2S 8E4

**ROYAL LEPAGE**  
Wolstencroft Realty

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**MLS# R2654373**

**\$1,099,000**

**INTN**

**4 Bedrooms | 2 Bathrooms | 1,668 Sqft**

WELCOME to this delightful 4-BED 2-BATH RANCHER, just steps from neighbourhood park. Large covered front deck leads into a huge living room with vaulted ceiling and French doors leading onto a private back deck and HUGE SOUTH facing backyard with good sized shed and garden boxes. A recent addition has added 2 brand new bedrooms, a bathroom, laundry room and mud room. You will LOVE the spacious open plan and get plenty of use from the huge crawl space for bonus storage! Easy access to Border, Costco, Shopping, enjoyable walks & bike rides and more. Call today and make this your new home! \*This home & location was not affected by the recent high water event\*



**Angela Evennett**  
Phone: (604) 866-5697

Royal LePage - Wolstencroft  
Office: (604) 530-0231

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