

WELCOME TO 117-785 STATION AVE

\$ 679,900

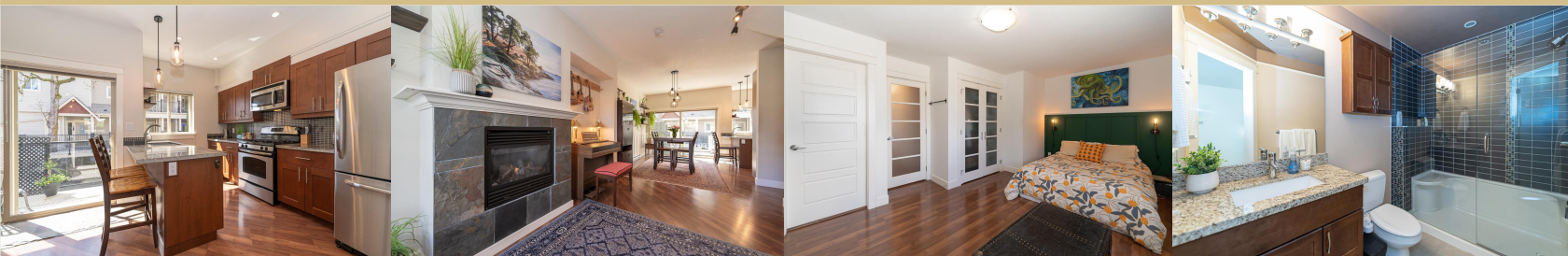
LANGFORD



Area	Langford Proper
Bedrooms	2
Bathrooms	4
Lot Size	1718
Floor Space	1288 sq ft
Built in	2011
Taxes	\$2,641
Tax Year	2023
MLS#	959748
Parking	Garage



To view interactive floor plans scan this QR code with your smart phone



LIVE/WORK ZONED

Fabulous 3 level townhome in the heart of Langford. With unique Live/Work zoning, this space offers so many possibilities. A level entrance from the street, this SE facing open concept plan has spacious living and dining areas, granite faced gas fireplace, over height 9 ft ceilings, modern kitchen with stainless appliances and granite countertops. Enjoy your morning coffee on the deck, overlooking the courtyard area. There is a 2 pc guest bath on main. Upstairs you will find 2 huge bedrooms, each with its own full ensuite, plus laundry. Lower level with office and 2 pc bath, plus large oversize garage with plenty of room for parking and storage. Zoning allows for professional, business or office use. Great location, close to several shopping areas, restaurants, theatre, E&N Trail, parks, and Galloping Goose trail. Rentals permitted, two pets welcome.

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