



## 785 Station Ave 117 Langford BC

\$679,900

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'll 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.

Listing Presented By:



Originally Listed by:  
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**Royal**

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