



## 331 Atkins Ave Langford BC

\$975,000

EXTREMELY RARE & EXCITING OPPORTUNITY TO ACQUIRE YOUR OWN COUNTRY ESTATE IN THE HEART OF THE GROWING & VIBRANT LANGFORD COMMUNITY. Beautifully forested & bordering parkland & historic salmon/trout bearing Mill Stream, Galloping Goose Recreational Trail & E&N Rail Trail. The perfect opportunity to realize the full potential of this huge .9ac/39,204sf lot. The circa 1927, 1602sqft, home offers 3 bedrooms, 2 bathrooms, oak & fir floors, living room & family room, spacious bay window dining area with deck & uplifting views of the surrounding forest, lush lawn & enhanced by the soothing sounds of babbling Mill Stream. In-house storage and two large detached workshops with power, measuring 21'7x17'6 and 19'6x11'7. All this conveniently located close to public transit & only mins to parks, schools, shopping, recreation centers & all amenities the Western Communities have to offer & only 20 mins to downtown Victoria. A rare find & an outstanding value in today's active real estate market!

Listing Presented By:



Originally Listed by:  
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