



## 331 Atkins Avenue Langford British Columbia

\$985,000

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! (id:6769)

Storage 15'7 x 13'3

Other 14'3 x 9'0

Bathroom 3-Piece

Family room 12'0 x 10'5

Bedroom 15'8 x 10'7

Workshop 21'7 x 17'6

Workshop 19'6 x 11'7

Bedroom 10'8 x 9'1

Primary Bedroom 13'5 x 9'1

Bathroom 4-Piece

Balcony 15'11 x 7'10

Dining room 17'8 x 13'3

Kitchen 12'11 x 10'3

Living room 16'1 x 13'11

Listing Presented By:



Originally Listed by:  
RE/MAX Camosun

<http://www.johnvernon.com/>



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna,  
BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.