

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1980
Frontage (ft):		Bathrooms:	1	Age:	44
Lot Area:		Full Baths:	1	Zoning:	MH-1
Flood Plain:		Half Baths:	0	Gross Taxes:	\$386.56
Rear Yard Exp:	West			For Tax Year:	2023
View:	No			P.I.D.:	300-010-950

Style of Home:	Manufactured/Mobile	Parking:	Total: 2 - Covered: 0
Construction:	Frame - Wood,Manufactured/Mobile	Covered Parking:	0
Exterior:	Vinyl	Parking Access:	Front,Side
Foundation:		Parking:	Open,Visitor Parking
Rain Screen:	No	Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Leasehold not prepaid-NonStrata
Fuel/Heating:	Forced Air	Property Disc:	No
Outdoor Area:	Fenced Yard,Sundeck(s)	PAD Rental:	775.00
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	Aldergrove Mobile Home Park
Services Connected:	Community,Electricity,Natural Gas,Storm Sewer
Legal:	REG#43832 CSA288896 SN#A4228
Amenities:	In Suite Laundry
Site Influences:	Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Not Allowed
Listing Broker(s):	Performance Power Play Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13' x 8'			
Main	Eating Area	13' x 8'			
Main	Living Room	20' x 13'			
Main	Primary Bedroom	13' x 10'			
Main	Bedroom	9' x 9'			
Main	Laundry	6' x 4'			

Finished Floor (Main):	924 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	924 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	924 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Like new Modular home offer spacious fenced yard, new roof, windows, SS appliance package, modern flooring, and window coverings. No age restrictions, pet friendly (16 inches at shoulder) with a modest \$775.00 pad rental. Walk to downtown, restaurants, and the new Rec center. And another reason why... Love Aldergrove!!