

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1973
Frontage (ft):	82.00	Bathrooms:	2	Age:	51
Lot Area: (sq.ft.)	10,259.00	Full Baths:	2	Zoning:	R-18
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,467.09
Rear Yard Exp:	North			For Tax Year:	2013
View:				P.I.D.:	000-609-188

Style of Home:	Basement Entry	Parking:	Total: 8 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Wood	Parking Access:	Front,Side
Foundation:		Parking:	Carport; Single,Open,Tandem Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Storm Sewer

Legal: LOT 262 SEC 19 TOWNSHIP 13 NWDP 39653

Amenities: In Suite Laundry,Pool; Outdoor

Site Influences: Private Yard,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Hot Tub Spa/Swirlpool,Microwave,Storage Shed

Bylaw Restrict:

Listing Broker(s): Performance Power Play Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 12'	Below	Mud Room	7'8 x 14'6
Main	Eating Area	9' x 14'	Main	Foyer	7' x 10'
Main	Kitchen	11' x 14'	Main	Bedroom	14' x 13'
Main	Bedroom	9'5 x 9'	Below	Storage	8' x 8'3
Main	Bedroom	9' x 13'	Below	Workshop	12'6 x 20'6
Main	Primary Bedroom	13' x 11'			
Below	Other	10'4 x 10'7			

Finished Floor (Main):	1,120 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	No
Finished Floor (Below):	900 sqft	# Of Levels:	2	Below	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	2,020 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,020 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Your own private Oasis awaits! So many cool things to say: Air Conditioner/Heat pump, Hot tub, low maintenance salt water pool, multiple decks, security system, work shops, parking for all the toys including covered RV parking with sewer clean out, all sitting on a very private 1/4 acre lot. House is wonderfully updated with high end flooring and island kitchen. Crown molding throughout and a cool little Nanny suite or place to house your teenager! Walking distance to schools, transit, restaurants, the New community center and water park. Currently set up as a functioning 1 chair salon but could easily converted back into in-law suite. Come see today and another reason why... Love Aldergrove!