

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:	2023
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
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	PAD Rental:	
Type of Roof:	Asphalt,Wood	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary 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,Microwave,Storage Shed

Bylaw Restrict:

Listing Broker(s): Performance Power Play Realty

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

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):	800 sqft	# Of Levels:	2	Below	3	No
Finished Floor (Bsmnt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,920 sqft	Crawl/Bsmnt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	1,920 sqft	Beds In Bsmnt:	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!