R2847256 Apartment/Condo

404 7139 18TH AVENUE BURNABY

Residential Attached \$665,000 (LP)

Edmonds BE, V3N 4Z3

Depth/Size (ft):

Frontage (ft):

Rear Yard Exp:

0.0

Bedrooms:

1 1

Parking:

Approx. Year Built:

Lot Area: Flood Plain:

No North

No

Full

Bathrooms: **Full Baths:** 1 Half Baths: 0 Maint. Fee: 410.41

Zoning: **Gross Taxes:** For Tax Year: P.I.D.:

Age:

2023 018-517-099

\$1,465.50

1994

RM3

30

Style of Home: Construction:

Exterior:

Foundation:

Rain Screen:

Renovations:

of Fireplaces:

Water Supply:

Corner Unit, Upper Unit

1 - Fuel: Gas - Natural

Baseboard, Electric

Frame - Wood Mixed, Vinyl

Completely

City/Municipal

Covered Parking:

Total: 1 - Covered: 1

Parking Access:

Parking: Garage Underbuilding

Locker:

58 - Total Units in Strata: 58 Units in Dev:

Distance to:

Title to Land:

Property Disc:

Freehold Strata Yes

PAD Rental:

Fixtures Leased: No Fixtures Rmvd: No

Fuel/Heating: **Outdoor Area:** Type of Roof:

Floor Finish:

Balcony(s) Asphalt Laminate, Tile

View: Nο

Mgmt. Company: Associa BC Inc. - 604-257-0325

Complex / Subdiv: **CRYSTAL GATE**

Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

STRATA LOT 52, PLAN LMS1127, DISTRICT LOT 95, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE

COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

Amenities: Elevator, In Suite Laundry, Recreation Center

Site Influences:

Legal:

ClthWsh/Dryr/Frdg/Stve/DW Features:

Bylaw Restric: Pets Allowed w/Rest., Rentals Allowed

Listing Broker(s): **Grand Central Realty**

Dimensions Floor Type Main Foyer 3'5 x 6'5 Main Kitchen 8'5 x 8'1 Main Dining Room 9'0 x 7'0 Main Living Room 16'1 x 13'2 Main Den 8'11 x 8'5 Main Primary Bedroom 12'10 x 11'1

Floor

Type

Dimensions

Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bsmt):

Finished Floor (Total):

Unfinished Floor:

Grand Total:

0 sqft 0 sqft

823 sqft

0 sqft 823 sqft 0 sqft

823 saft

Of Rooms: # Of Kitchens:

6 # Of Levels:

Crawl/Bsmt Height:

Basement: None # or % of Rentals Allowed: 100

Of Pets: 1 - Cats: Yes, Dogs: Yes

of Pieces Ensuite? Bathroom Floor Main No

Welcome to 'Crystal Gate'. This top floor corner unit has been completely renovated from top to bottom in 2023. Well maintained complex with full Rain Screening in 2006, New Roof 2016, and recently updated common area carpets. The elevator workings was refurbished in 2023. Spacious living room and beautiful double french doors into the den area. Cozy gas fireplace. Really private wrap around balcony perfect for summer enjoyment and BBQ's. 1 underground Parking stall and 1 Storage locker. Quiet neighbourhood, transit right outside your door, short walk to Edmonds Skytrain Station. Highgate Shopping Centre just up the street with groceries, drugstore, doctor and dentist offices, restaurants and much more. Don't miss out on this real gem. Largest Condo in the area for sale right now.