## 21437 122 AVENUE MAPLE RIDGE

West Central, V2X 3W7

Residential	Detached
\$92	4,900 (LP)

		west Cer	ntral, v2X 3W7		
Depth/Size (ft):	128.46	Bedrooms:	3	Approx. Year Built:	1959
Frontage (ft):	67.09	Bathrooms:	1	Age:	65
Lot Area: (sq.ft.)	8,659.00	Full Baths:	1	Zoning:	RS1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,779.32
Rear Yard Exp:	North		-	For Tax Year:	2024
View:	No			P.I.D.:	002-332-213
					002 002 210
Style of Home:	1 Storey,Rancher/Bun	galow	Parking:	Total: 4 - Covered: 0	
Construction:	Frame - Wood		Covered Parking:	0	
Exterior:	Stucco,Wood		Parking Access:	Front	
Foundation:			Parking:	Open	
Rain Screen:			Locker:		
Renovations:			Units in Dev:		
# of Fireplaces:	1 - Fuel: Natural Gas		Distance to:		
Water Supply:	City/Municipal		Title to Land:	Freehold NonStrata	
Fuel/Heating:	Forced Air,Natural Gas	S	Property Disc:	No	
Outdoor Area:	Fenced Yard,Sundeck	(s)	PAD Rental:		
Type of Roof:	Asphalt		Fixtures Leased:	No	
Floor Finish:	Hardwood, Mixed		Fixtures Rmvd:	No	
View:	No				
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural Gas LOT 60, PLAN NWP19 Central Location,Recr Clothes Dryer,Clothes RE/MAX LIFESTYLES	Dimensions			Dimensions
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	Electricity,Natural Gas LOT 60, PLAN NWP19 Central Location,Recr Clothes Dryer,Clothes RE/MAX LIFESTYLES <b>Type</b> Living Room Kitchen	9202, DISTRICT LOT 245, GROUF eation Nearby,Shopping Nearby Washer,Dishwasher,Drapes/Wind S REALTY <b>Dimensions</b> 17'1 x 13'1	ow Coverings,Range Top,Stor	age Shed	Dimensions
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This is a gardener's delight! Raised beds for a veggie garden and a fruit patch of raspberries, strawberries and rhubarb. Fruit bearing crab apple, liberty apple and pear trees. Sit on the covered deck with a book or just delight with thoughts of what veggies to plant and all the jams/jellies you can make in the fall. This Westside rancher offers an updated kitchen with granite counters, maple cabinets and countertop range, the main washroom was remodeled, 3 bedrooms. Dates approx: roof 2019, H/W Tank 2017, most windows are vinyl, large deck covered 5 years ago, oversized storage shed. The house needs new flooring and some TLC, but with a little lovin' you'll have a beautiful place to call home. Property is in the Fraser River Escarpment area.

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