

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1991
<b>Frontage (ft):</b>	21.32	<b>Bathrooms:</b>	3	<b>Age:</b>	33
<b>Lot Area: (sq.ft.)</b>	6,004.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	SFD
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,947.09
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2022
<b>View:</b>	Yes			<b>P.I.D.:</b>	014-109-581

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick, Vinyl, Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air, Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate, Tile, Carpet	<b>Fixtures Rmvd:</b>	No

**View:** Yes : NORTH MOUNTAINS

**Mgmt. Company:**

**Complex / Subdiv:**

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

**Legal:** PL 81516 LT 50 DL 395 LD 36 GROUP 1.

**Amenities:** Storage

**Site Influences:** Central Location, Cul-de-Sac, Golf Course Nearby, Recreation Nearby, Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Smoke Alarm, Storage Shed, Vacuum - Built In, Windows - Thermo

**Bylaw Restrict:**

**Listing Broker(s):** Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'0 x 5'9	Above	Primary Bedroom	15'11 x 12'5
Main	Living Room	13'2 x 13'4	Above	Bedroom	10'10 x 10'
Main	Dining Room	12'4 x 10'6	Above	Bedroom	15'3 x 10'7
Main	Kitchen	11' x 10'5	Above	Bedroom	15'2 x 9'10
Main	Eating Area	8'7 x 11'10			
Main	Family Room	15'7 x 15'1			
Main	Den	10'7 x 10'3			

<b>Finished Floor (Main):</b>	1,122 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,148 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Above	4	No
<b>Finished Floor (Total):</b>	2,270 sqft	<b>Crawl/Bsmt Height:</b>	3'5			
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	2,270 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

Nestled among the picturesque landscapes of Maple Ridge, this charming home offers the perfect blend of tranquility and convenience. Located in a family friendly culdasc with Alouette Elem literally steps away. Traditional floor plan with Den, boasts 4 beds up. Your private backyard oasis awaits, featuring a spacious covered patio area, perfect for summer BBQs or quiet evenings spent under the stars. With its idyllic location near Alouette Lake, this home offers endless opportunities for outdoor recreation, including swimming, boating, hiking, and picnicking. Plus, with convenient access to amenities, schools, and transportation, you'll enjoy the best of both worlds – peaceful suburban living with easy access to urban conveniences. Pride of Ownership and well maintained! OH SUN 2-4