

<b>Depth/Size (ft):</b>	84.98	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1971
<b>Frontage (ft):</b>	99.90	<b>Bathrooms:</b>	2	<b>Age:</b>	53
<b>Lot Area: (sq.ft.)</b>	8,500.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RS3
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,275.17
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	008-599-939

<b>Style of Home:</b>	Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 5 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Stucco,Vinyl	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single,Open,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	0 - Fuel:	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Heat Pump,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Vinyl/Linoleum,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	Yes

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

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

**Legal:** LOT 122, PLAN NWP39126, PART SW1/4, SECTION 26, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT

**Amenities:** Air Cond./Central,In Suite Laundry,Storage

**Site Influences:** Central Location,Private Yard,Shopping Nearby

**Features:** Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Storage Shed,Windows - Thermo

**Bylaw Restrict:**

**Listing Broker(s):** RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'8 x 16'4	Bsmt	Primary Bedroom	15'8 x 14'2
Main	Dining Room	11'7 x 9'11	Bsmt	Bedroom	12'8 x 11'2
Main	Kitchen	11'7 x 12'7	Bsmt	Bedroom	12'8 x 12'2
Main	Foyer	5'8 x 6'1	Bsmt	Family Room	11' x 10'
Main	Bedroom	10'6 x 12'1	Bsmt	Storage	14'5 x 13'3
Main	Bedroom	12'11 x 10'11	Bsmt	Kitchen	5'9 x 11'2
Main	Laundry	8'1 x 10'11			

<b>Finished Floor (Main):</b>	1,273 sqft	<b># Of Rooms:</b>	13	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	2	Main	3	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Bsmt	4	No
<b>Finished Floor (Bsmt):</b>	1,030 sqft	<b>Suite:</b>	Unauthorized Suite			
<b>Finished Floor (Total):</b>	2,303 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full			
<b>Grand Total:</b>	2,303 sqft	<b>Beds In Bsmt:</b>	3 / 5			
		<b># Of Pets:</b>				

Fantastic East Abbotsford family home in a great neighborhood in popular school Margaret Stenersen catchment. This 5 bedroom rancher has been well loved and updated throughout the past few years with a long list of updates. The main kitchen was updated with quartz countertops and S/S appliances, plumbing, wiring, vinyl windows throughout, heat pump, and new basement kitchen. Income potential with 3 bedroom suite, with new kitchen, flooring, bathroom and large spacious bedrooms. Enjoy the private fenced yard on a beautifully maintained 8500 sq foot lot with side access for possible RV parking. Close to schools and all amenities. Field across the street is future park according to City Hall!