

<b>Depth/Size (ft):</b>	134.75	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1994
<b>Frontage (ft):</b>	72.59	<b>Bathrooms:</b>	3	<b>Age:</b>	30
<b>Lot Area: (sq.ft.)</b>	9,634.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	R-1D
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,927.97
<b>Rear Yard Exp:</b>	South			<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	018-294-871

<b>Style of Home:</b>	1 Storey,Rancher/Bungalow	<b>Parking:</b>	Total: 9 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick,Mixed	<b>Parking Access:</b>	Front,Lane
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Double,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Propane Gas,Wood	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Hot Water,Wood	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s),Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Mixed,Vinyl/Linoleum,Carpet	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

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

**Legal:** LOT 5, PLAN LMP10797, SECTION 19, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT

**Amenities:** Garden,In Suite Laundry,Storage

**Site Influences:** Central Location,Paved Road,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Storage Shed

**Bylaw Restrict:**

**Listing Broker(s):** RE/MAX Magnolia

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	13'7 x 11'8	Main	Laundry	13'9 x 6'2
Main	Bedroom	10'2 x 13'8	Main	Walk-In Closet	6'2 x 4'10
Main	Bedroom	8'7 x 10'7	Main	Family Room	11'7 x 16'3
Main	Kitchen	12'10 x 13'1	Main	Foyer	5'2 x 6'0
Main	Eating Area	7'3 x 12'3			
Main	Living Room	13'9 x 17'4			
Main	Dining Room	11'11 x 12'7			

<b>Finished Floor (Main):</b>	1,803 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	3	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Main	2	No
<b>Finished Floor (Total):</b>	1,803 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,803 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

Come home to this 3 bed 2 bath rancher! The property features 2 living spaces, 1 gas & 1 wood fp, open ktchn w/ new SS appliances & backsplash, gas stovetop, separate daytime eating & dining rm spaces, 3 good sized bdrms w/ the Primary featuring an ensuite. Radiant heat throughout, This one level property is perfect for a family or if you're looking for a place to retire. Walking distance to Shortreed Elementary & a short drive into Aldergrove town centre. W/ a large fenced back yard w/ shed, a covered deck area, summers will be a joy with the outdoor space this property has. Host your family BBQ, have the kids playing in the yard, or create your own outdoor paradise with this easily managed landscape space. Heated Grg. 5 yr roof. Original loving owners. Move in today! Way below assessment