

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1980
Frontage (ft):	32.00	Bathrooms:	2	Age:	44
Lot Area: (sq.ft.)	9,583.20	Full Baths:	2	Zoning:	R1-A
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$3,527.67
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	005-301-319

Style of Home:	Basement Entry,Split Entry	Parking:	Total: 6 - Covered: 0
Construction:	Frame - Wood	Covered Parking:	0
Exterior:	Mixed,Stone	Parking Access:	Front
Foundation:		Parking:	Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Carpet	Fixtures Rmvd:	No

View:	Yes : Mountain
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Storm Sewer,Water
Legal:	LOT 76, PLAN NWP55029, DISTRICT LOT 476, GROUP 2, NEW WESTMINSTER LAND DISTRICT
Amenities:	Pool; Outdoor,Workshop Detached
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Microwave,Storage Shed,Swimming Pool Equip.
Bylaw Restrict:	
Listing Broker(s):	Pathway Executives Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21' x 18'	Below	Recreation Room	20' x 14'
Main	Dining Room	10' x 9'	Below	Laundry	19' x 13'
Main	Kitchen	15' x 10'	Below	Storage	6' x 7'4
Main	Primary Bedroom	13' x 14'	Bsmt	Kitchen	0' x 1'
Main	Bedroom	14' x 10'			
Below	Bedroom	16' x 14'			
Below	Bedroom	14' x 10'			

Finished Floor (Main):	1,226 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Below	4	No
Finished Floor (Bsmt):	1,226 sqft	Suite:	Unauthorized Suite			
Finished Floor (Total):	2,452 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	2,452 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

WELCOME to 9674 Aberdeen Crescent! Discover the charm of this A-Shaped frame home, spacious 4-bed, 2-bath split-level BC box home in Rosedale. Boasting 2,464 sq ft of interior space on a generous 9,583.20 sq ft pie-shaped lot, this residence offers a unique layout and ample room to grow. Enjoy the warmth of a wood fireplace, and relish outdoor living on the large sun deck overlooking the expansive backyard. 2 bedroom in law suite with separate entry & kitchen. Property contains 1 detached shed, 1 playhouse, and a standing partially covered shed. Above ground pool included. Embrace comfort and style in this idyllic setting. CALL TODAY and book your private showing!