

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1989
Frontage (ft):		Bathrooms:	2	Age:	35
Lot Area: (sq.ft.)	7,192.00	Full Baths:	2	Zoning:	RS1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,851.28
Rear Yard Exp:	North			For Tax Year:	2023
View:				P.I.D.:	011-774-614

Style of Home:	Rancher/Bungalow	Parking:	Total: 6 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	
Foundation:		Parking:	DetachedGrge/Carport,Open,RV Parking Avail.
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	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 18, PLAN NWP78434, SECTION 14, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Amenities:

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

Features: Air Conditioning,Clothes Washer/Dryer,Dishwasher,Drapes/Window Coverings,Oven - Built In,Range Top,Refrigerator,Storage Shed

Bylaw Restrict:

Listing Broker(s): Royal LePage Sterling Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'8 x 15'11	Main	Laundry	8' x 11'2
Main	Family Room	11'9 x 19'9			
Main	Kitchen	10'1 x 11'2			
Main	Dining Room	7'10 x 11'2			
Main	Primary Bedroom	11'8 x 11'1			
Main	Bedroom	8'9 x 11'1			
Main	Bedroom	9'10 x 9'11			

Finished Floor (Main):	1,465 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,465 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,465 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Welcome home to 24815 118A Avenue, located in the Webster's Corner area of Maple Ridge-this beautiful family home is where you want to be! There is nothing to do but move in to this 3 bed, 2 bath rancher located on a quiet street. Enjoy entertaining & family time in the updated kitchen & dining room with stainless steel appliances including a wall oven, gas cooktop plus loads of storage in the built in maple wall pantry & nook seat. French doors open to the covered deck expanding your entertaining area. The formal living room offers a gas fireplace & French doors to the family room. Enjoy your back yard oasis year round with the huge covered deck, greenhouse, potting shed & detached garage. The fenced private yard is the perfect spot for the kids to play & to entertain family and friends.