

Depth/Size (ft):	118	Bedrooms:	3	Approx. Year Built:	1972
Frontage (ft):	72.00	Bathrooms:	1	Age:	52
Lot Area: (sq.ft.)	8,496.00	Full Baths:	1	Zoning:	R-1B
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,948.53
Rear Yard Exp:	South			For Tax Year:	2023
View:	No			P.I.D.:	007-784-571

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

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 163, PLAN NWP37687, PART NE1/4, SECTION 19, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Fireplace Insert,Storage Shed
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Select Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'0 x 13'	Main	Laundry	9' x 5'6
Main	Dining Room	11'3 x 10'	Main	Workshop	8' x 16'
Main	Kitchen	11' x 7'8	Main	Storage	9' x 7'
Main	Primary Bedroom	12' x 11'			
Main	Bedroom	10' x 9'8			
Main	Bedroom	9'8 x 9'			
Main	Family Room	23' x 12'			

Finished Floor (Main):	1,638 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,638 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,638 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Welcome home! Picture life in a simpler time, and at a slower pace, where children spent carefree summer days playing in the backyard, walking to the corner store for Slushies and window shopping at the toy store. Tucked away on a quiet street, this 3-bedroom home features over 1400 square feet of living space on a MASSIVE 8496 square foot lot with a HUGE private backyard. Enjoy the slower pace of small-town life in Aldergrove, with virtually everything within walking distance. Park the car and enjoy a rare walkable community, with schools, shopping and rec centres only 1-3 blocks away. Bonus workshops, sheds and lots of storage for the handyperson! Move in this summer and enjoy the small-town life we remember from our youth. OPEN HOUSE SUNDAY AUGUST 18TH FROM 2:45-4:15PM !!