## 27923 SWENSSON AVENUE ABBOTSFORD

Aberdeen, V4X 1H5

Residential Detached \$1,499,800 (LP)

Depth/Size (ft):		Bedrooms:	3	Approx. Year Buil	lt: 1980	0
Frontage (ft):	72.15	Bathrooms:	3	Age:	44	
Lot Area: (sq.ft.)	11,012.00	Full Baths:	2	Zoning:	RS3	3
Flood Plain:		Half Baths:	1	Gross Taxes:		/31.17
Rear Yard Exp:				For Tax Year:	2023	
View:				P.I.D.:		-268-772
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Style of Home:	Reverse 2 Storey		Parking:	Total: 8 - Covered:	: 2	
Construction:	Frame - Wood		Covered Parking:	2		
Exterior:	Brick,Mixed,Stucco		Parking Access:			
Foundation:			Parking:	Open, RV Parking	Avail.	
Rain Screen:	Dentha		Locker:			
Renovations:	Partly		Units in Dev:			
# of Fireplaces:	2 - Fuel: Wood		Distance to:	Freehold N. C.		
Water Supply:	City/Municipal		Title to Land:	Freehold NonStrat	ta	
Fuel/Heating:	Forced Air		Property Disc:	Yes		
Outdoor Area:	Fenced Yard		PAD Rental:	N		
Type of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:	Wall/Wall/Mixed		Fixtures Rmvd:	No		
View:						
Mgmt. Company:						
Mgmt. Company: Complex / Subdiv:	Aldergrove Border					
Mgmt. Company: Complex / Subdiv: Services Connected:	Electricity,Water			DISTRICT		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal:	Electricity,Water LOT 8, PLAN BCP33	3216, SECTION 20, TOWNSHIP 13,	NEW WESTMINSTER LAND	DISTRICT		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities:	Electricity,Water		NEW WESTMINSTER LAND	DISTRICT		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences:	Electricity,Water LOT 8, PLAN BCP33 In Suite Laundry,Sto	orage	NEW WESTMINSTER LAND	DISTRICT		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	Electricity,Water LOT 8, PLAN BCP33	orage	NEW WESTMINSTER LAND	DISTRICT		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Electricity,Water LOT 8, PLAN BCP33 In Suite Laundry,Sto ClthWsh/Dryr/Frdg/5	orage Stve/DW	NEW WESTMINSTER LAND	DISTRICT		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	Electricity,Water LOT 8, PLAN BCP33 In Suite Laundry,Sto	orage Stve/DW	NEW WESTMINSTER LAND	DISTRICT		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Electricity,Water LOT 8, PLAN BCP33 In Suite Laundry,Sto ClthWsh/Dryr/Frdg/5	orage Stve/DW	NEW WESTMINSTER LAND	DISTRICT	Dimen	nsions
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Water LOT 8, PLAN BCP33 In Suite Laundry,Sto ClthWsh/Dryr/Frdg/5 Stonehaus Realty C	orage Stve/DW orp.			Dimen 14'9 x	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Water LOT 8, PLAN BCP33 In Suite Laundry,Sto ClthWsh/Dryr/Frdg/5 Stonehaus Realty C Type	orage Stve/DW orp. <b>Dimensions</b>	Floor	Туре		19'3
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main	Electricity,Water LOT 8, PLAN BCP33 In Suite Laundry,Sto ClthWsh/Dryr/Frdg/5 Stonehaus Realty C <b>Type</b> Living Room	orage Stve/DW orp. <b>Dimensions</b> 14' x 19'	Floor Above	<b>Type</b> Primary Bedroom	14'9 x	19'3 11'11
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	Electricity,Water LOT 8, PLAN BCP33 In Suite Laundry,Sto ClthWsh/Dryr/Frdg/S Stonehaus Realty C <b>Type</b> Living Room Dining Room	orage Stve/DW orp. <b>Dimensions</b> 14' x 19' 11'1 x 12'5	Floor Above Above	<b>Type</b> Primary Bedroom Walk-In Closet Bedroom Bedroom	14'9 x 10'7 x	19'3 11'11 0'7
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	Electricity,Water LOT 8, PLAN BCP33 In Suite Laundry,Sto CithWsh/Dryr/Frdg/S Stonehaus Realty C <b>Type</b> Living Room Dining Room Kitchen	orage Stve/DW orp. Dimensions 14' x 19' 11'1 x 12'5 15' x 12'2	Floor Above Above Above	<b>Type</b> Primary Bedroom Walk-In Closet Bedroom	14'9 x 10'7 x 9'4 x 1	19'3 11'11 0'7 11'0
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	Electricity,Water LOT 8, PLAN BCP33 In Suite Laundry,Sto ClthWsh/Dryr/Frdg/S Stonehaus Realty C <b>Type</b> Living Room Dining Room Kitchen Eating Area	orage Stve/DW orp. Dimensions 14' x 19' 11'1 x 12'5 15' x 12'2 8'9 x 8'11	Floor Above Above Above Above	<b>Type</b> Primary Bedroom Walk-In Closet Bedroom Bedroom	14'9 x 10'7 x 9'4 x 1 12'2 x	19'3 11'11 0'7 11'0 24'9
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main	Electricity,Water LOT 8, PLAN BCP33 In Suite Laundry,Sto ClthWsh/Dryr/Frdg/S Stonehaus Realty C Type Living Room Dining Room Kitchen Eating Area Family Room	orage Stve/DW orp. Dimensions 14' x 19' 11'1 x 12'5 15' x 12'2 8'9 x 8'11 20'1 x 20'8	Floor Above Above Above Above Above Above	<b>Type</b> Primary Bedroom Walk-In Closet Bedroom Bedroom Recreation Room	14'9 x 10'7 x 9'4 x 1 12'2 x 14'7 x	19'3 11'11 0'7 11'0 24'9
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main	Electricity,Water LOT 8, PLAN BCP33 In Suite Laundry,Sto ClthWsh/Dryr/Frdg/S Stonehaus Realty C <b>Type</b> Living Room Dining Room Kitchen Eating Area Family Room Foyer	orage Stve/DW orp. Dimensions 14' x 19' 11'1 x 12'5 15' x 12'2 8'9 x 8'11 20'1 x 20'8 12'8 x 98'	Floor Above Above Above Above Above Above	<b>Type</b> Primary Bedroom Walk-In Closet Bedroom Bedroom Recreation Room	14'9 x 10'7 x 9'4 x 1 12'2 x 14'7 x	19'3 11'11 0'7 11'0 24'9
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main	Electricity,Water LOT 8, PLAN BCP33 In Suite Laundry,Sto ClthWsh/Dryr/Frdg/S Stonehaus Realty C <b>Type</b> Living Room Dining Room Kitchen Eating Area Family Room Foyer Laundry	orage Stve/DW orp. Dimensions 14' x 19' 11'1 x 12'5 15' x 12'2 8'9 x 8'11 20'1 x 20'8 12'8 x 98' 12'2 x 6'8	Floor Above Above Above Above Above Above	<b>Type</b> Primary Bedroom Walk-In Closet Bedroom Bedroom Recreation Room Walk-In Closet	14'9 x 10'7 x 9'4 x 1 12'2 x 14'7 x 6'8 x 7	19'3 11'11 0'7 11'0 24'9 ''7
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	Electricity,Water LOT 8, PLAN BCP33 In Suite Laundry,Sto ClthWsh/Dryr/Frdg/S Stonehaus Realty C Type Living Room Dining Room Kitchen Eating Area Family Room Foyer Laundry 1,841 sqft	brage Stve/DW orp. Dimensions 14' x 19' 11'1 x 12'5 15' x 12'2 8'9 x 8'11 20'1 x 20'8 12'8 x 98' 12'2 x 6'8 # Of Rooms:	Floor Above Above Above Above Above Above 13	<b>Type</b> Primary Bedroom Walk-In Closet Bedroom Bedroom Recreation Room Walk-In Closet <b>Bathroom Floor</b>	14'9 x 10'7 x 9'4 x 1 12'2 x 14'7 x 6'8 x 7 <b># of Pieces</b>	19'3 11'11 0'7 11'0 24'9 ''7 Ensuite?
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Site Floor (Main): Finished Floor (Above):	Electricity,Water LOT 8, PLAN BCP33 In Suite Laundry,Sto ClthWsh/Dryr/Frdg/S Stonehaus Realty C Type Living Room Dining Room Kitchen Eating Area Family Room Foyer Laundry 1,841 sqft 1,248 sqft	Dimensions   14' x 19'   11'1 x 12'5   15' x 12'2   8'9 x 8'11   20'1 x 20'8   12'8 x 98'   12'2 x 6'8   # Of Rooms:   # Of Kitchens:	Floor Above Above Above Above Above Above 13	Type Primary Bedroom Walk-In Closet Bedroom Bedroom Recreation Room Walk-In Closet Bathroom Floor Main	14'9 x 10'7 x 9'4 x 1 12'2 x 14'7 x 6'8 x 7 <b># of Pieces</b> 2	19'3 11'11 0'7 11'0 24'9 '7 '7 <b>Ensuite?</b> No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Services Floor Main Main Main Main Main Main Main Main	Electricity,Water LOT 8, PLAN BCP33 In Suite Laundry,Sto ClthWsh/Dryr/Frdg/S Stonehaus Realty C Type Living Room Dining Room Kitchen Eating Area Family Room Foyer Laundry 1,841 sqft 1,248 sqft 0 sqft	Stve/DW orp. Dimensions 14' x 19' 11'1 x 12'5 15' x 12'2 8'9 x 8'11 20'1 x 20'8 12'8 x 98' 12'2 x 6'8 # Of Rooms: # Of Kitchens: # Of Levels:	Floor Above Above Above Above Above Above 13 1 2	Type Primary Bedroom Walk-In Closet Bedroom Bedroom Recreation Room Walk-In Closet Bathroom Floor Main Above	14'9 x 10'7 x 9'4 x 1 12'2 x 14'7 x 6'8 x 7 <b># of Pieces</b> 2 4	19'3 11'11 0'7 11'0 24'9 '7 '7 <b>Ensuite?</b> No No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	Electricity,Water LOT 8, PLAN BCP33 In Suite Laundry,Sto ClthWsh/Dryr/Frdg/S Stonehaus Realty C Type Living Room Dining Room Kitchen Eating Area Family Room Foyer Laundry 1,841 sqft 1,248 sqft 0 sqft 0 sqft	Stve/DW orp. Dimensions 14' x 19' 11'1 x 12'5 15' x 12'2 8'9 x 8'11 20'1 x 20'8 12'8 x 98' 12'2 x 6'8 # Of Rooms: # Of Rooms: # Of Levels: Suite:	Floor Above Above Above Above Above Above 13 1 2	Type Primary Bedroom Walk-In Closet Bedroom Bedroom Recreation Room Walk-In Closet Bathroom Floor Main Above	14'9 x 10'7 x 9'4 x 1 12'2 x 14'7 x 6'8 x 7 <b># of Pieces</b> 2 4	19'3 11'11 0'7 11'0 24'9 '7 '7 <b>Ensuite?</b> No No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	Electricity,Water LOT 8, PLAN BCP33 In Suite Laundry,Sto ClthWsh/Dryr/Frdg/S Stonehaus Realty C Type Living Room Dining Room Kitchen Eating Area Family Room Foyer Laundry 1,841 sqft 1,248 sqft 0 sqft 3,089 sqft	Stve/DW   orp.   Dimensions   14' x 19'   11'1 x 12'5   15' x 12'2   8'9 x 8'11   20'1 x 20'8   12'8 x 98'   12'2 x 6'8   # Of Rooms:   # Of Kitchens:   # Of Levels:   Suite:   Crawl/Bsmt Height:	Floor Above Above Above Above Above Above 13 1 2 None	Type Primary Bedroom Walk-In Closet Bedroom Bedroom Recreation Room Walk-In Closet Bathroom Floor Main Above	14'9 x 10'7 x 9'4 x 1 12'2 x 14'7 x 6'8 x 7 <b># of Pieces</b> 2 4	19'3 11'11 0'7 11'0 24'9 '7 '7 <b>Ensuite?</b> No No

Aberdeen is a quaint community bordering Aldergrove, just outside of Langley. This home has RV & trailer parking, plus room for 8 cars to park, all on an 11,000 sf lot. Beautiful interior updates, including new vinyl plank floors throughout. 3 bedroom plus a bonus room above the garage, perfect for a home based business or a growing family. Large foyer, formal dining room, and a spacious kitchen with plenty of cupboards and storage, overlooking the backyard. Cozy family room with room for the largest sofa, and a convenient laundry room with wash tub. 10x16 storage shed, and a fully fenced yard for kids and pets. Walk to parks, and close access to Fraser Hwy, this is a unique home you won't want to miss out on. Potential lane access to side yard, great future potential!

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