

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1980
<b>Frontage (ft):</b>	72.15	<b>Bathrooms:</b>	3	<b>Age:</b>	44
<b>Lot Area: (sq.ft.)</b>	11,012.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RS3
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,731.17
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	027-268-772

<b>Style of Home:</b>	Reverse 2 Storey	<b>Parking:</b>	Total: 8 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick,Mixed,Stucco	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Open,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Wood	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:** Aldergrove Border

**Services Connected:** Electricity,Water

**Legal:** LOT 8, PLAN BCP33216, SECTION 20, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT

**Amenities:** In Suite Laundry,Storage

**Site Influences:**

**Features:** ClthWsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:**

**Listing Broker(s):** Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 19'	Above	Primary Bedroom	14'9 x 19'3
Main	Dining Room	11'1 x 12'5	Above	Walk-In Closet	10'7 x 11'11
Main	Kitchen	15' x 12'2	Above	Bedroom	9'4 x 10'7
Main	Eating Area	8'9 x 8'11	Above	Bedroom	12'2 x 11'0
Main	Family Room	20'1 x 20'8	Above	Recreation Room	14'7 x 24'9
Main	Foyer	12'8 x 9'8	Above	Walk-In Closet	6'8 x 7'7
Main	Laundry	12'2 x 6'8			

<b>Finished Floor (Main):</b>	1,841 sqft	<b># Of Rooms:</b>	13	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,248 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	4	No
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Suite:</b>	None	Above	5	No
<b>Finished Floor (Total):</b>	3,089 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	3,089 sqft	<b>Beds In Bsmnt:</b>	0 / 3			
		<b># Of Pets:</b>				

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!