

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2021
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	3
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RMM
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,078.99
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	438.13	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	031-331-866

<b>Style of Home:</b>	Corner Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	44 - Total Units in Strata: 44
<b># of Fireplaces:</b>	0 - Fuel:	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Dwell Property Management
<b>Complex / Subdiv:</b>	The Edge
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 38, PLAN EPS7448, DISTRICT LOT 48, SECTION 21, TOWNSHIP 16, GROUP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Amenities:</b>	Elevator,In Suite Laundry
<b>Site Influences:</b>	Central Location,Shopping Nearby
<b>Features:</b>	
<b>Bylaw Restrict:</b>	Pets Allowed,Rentals Allowed
<b>Listing Broker(s):</b>	Homelife Advantage Realty (Central Valley) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11' x 11'2			
Main	Kitchen	10'4 x 10'6			
Main	Primary Bedroom	10'4 x 10'10			
Main	Bedroom	10' x 9'2			
Main	Walk-In Closet	6'8 x 3'9			

<b>Finished Floor (Main):</b>	834 sqft	<b># Of Rooms:</b>	5	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	834 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	834 sqft	<b># Of Pets:</b>	Cats: Yes, Dogs: Yes			

Welcome to The Edge! This stunning and unique 2 bed/2 bath CORNER unit boasts 834sf of living space just steps away from Historic Downtown Abbotsford. Enjoy a bright open concept kitchen with quartz countertops, stainless appliances, and ample natural light. The primary bedroom features a walkthrough closet and beautiful ensuite, while the second bedroom offers its own walk-in closet. Additionally, this unit includes TWO parking stalls for convenience. The Edge also impresses with a massive 1500sf common ROOF TOP patio showcasing amazing views. Centrally located near parks, schools, and restaurants, with Historic Downtown just a short walk away for boutique shops and coffee. Don't miss the opportunity to experience this home and its captivating views!