

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

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

View:	No
Mgmt. Company:	Dwell Property Management
Complex / Subdiv:	The Edge
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	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
Amenities:	Elevator,In Suite Laundry
Site Influences:	Central Location,Shopping Nearby
Features:	
Bylaw Restric:	Pets Allowed,Rentals Allowed
Listing Broker(s):	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			

Finished Floor (Main):	834 sqft	# Of Rooms:	5	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	No
Finished Floor (Bsm):	0 sqft	Crawl/Bsm Height:				
Finished Floor (Total):	834 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	834 sqft	# Of Pets:	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!