

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1979
Frontage (ft):		Bathrooms:	2	Age:	45
Lot Area:		Full Baths:	1	Zoning:	RM-1
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$2,740.41
Rear Yard Exp:		Maint. Fee:	350.53	For Tax Year:	2023
View:	No			P.I.D.:	001-737-414

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 0
Construction:	Frame - Wood	Covered Parking:	0
Exterior:	Stucco, Vinyl	Parking Access:	Front
Foundation:		Parking:	Open
Rain Screen:		Locker:	No
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
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:	Laminate, Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Steadfast Properties Ltd. - 604-864-6400
Complex / Subdiv:	Aldertown
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water
Legal:	STRATA LOT 11, PLAN NWS1292, SECTION 19, TOWNSHIP13, NEW WESTMINSTER LAND DISTRICT
Amenities:	In Suite Laundry
Site Influences:	Central Location, Recreation Nearby, Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Smoke Alarm
Bylaw Restrict:	Pets Allowed w/Rest., Rentals Allowed
Listing Broker(s):	Sutton Premier Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'3 x 14'8	Abv Main 2	Flex Room	8'5 x 8'2
Main	Dining Room	6'11 x 8'7			
Main	Kitchen	7'6 x 16'9			
Main	Foyer	5'0 x 7'5			
Above	Primary Bedroom	19'2 x 8'7			
Above	Bedroom	10' x 7'9			
Above	Bedroom	8'10 x 7'9			

Finished Floor (Main):	605 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	561 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	1,338 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,338 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Attention First Time Buyers & Investors. Aldertown is centrally located close to the neighbourhood's charming shops at Aldergrove Town Centre, Otter Coop Outdoor Experience with it's fitness centre, ice arena & water park, Aldergrove Athletic Park including a skate park & various sports fields, transit, easy access to Hwy 1 & US Border plus walking distance to Parkside Centennial Elementary, Betty Gilbert Middle School & Aldergrove Community Secondary. This spacious 3 bedroom/2 bathroom three level home features laminate flooring throughout the main level, remodelled kitchen with quartz counter tops & S/S appliances, private balcony off primary bedroom, large South facing rear deck & fenced yard plus two designated parking spots. Freshly painted & move in ready. Welcome Home!!!