R2896443 House/Single Family		8162 116 STREET DELTA Scottsdale, V4C 5T9						Residential Detached \$2,099,000 (LP)
Depth/Size (1	ft):		Bedrooms:	7	,	Approx. Year Bu	ilt: 20	12
Frontage (ft)	-	60.00	Bathrooms:	5		Age:	12	
Lot Area: (so		9,966.00	Full Baths:	5		Zoning:	RD	
Flood Plain:	• •	No	Half Baths:	C		Gross Taxes:		,716.63
Rear Yard Ex						For Tax Year:	20	
View:	•	No				P.I.D.:		2-213-320
Style of Hom	ne:	2 Storey w/Bsmt.		F	Parking:			
Construction	n:	Frame - Wood		0	overed Parking:			
Exterior:		Mixed		F	Parking Access:			
Foundation:					Parking:	Carport & Garage		
Rain Screen:					ocker:			
Renovations	s:			ι	Inits in Dev:			
# of Fireplac	es:	2 - Fuel: Electric, Natural (Gas		istance to:			
Water Supply:					Title to Land: Freehold NonStrata			
Fuel/Heating:		Electric,Natural Gas,Radiant			Property Disc:	Yes		
Outdoor Area:		Fenced Yard, Patio(s)			AD Rental:	163		
Type of Roof:		Asphalt			ixtures Leased:	No		
Floor Finish:		Mixed			ixtures Rmvd:	No		
View:		No						
Mgmt. Comp	pany:							
Complex / S	ubdiv:							
Services Co	nnected:	Electricity, Natural Gas, Sa	anitary Sewer, Storm S	Sewer,Water				
		Electricity, Natural Gas, Sa LOT 248, PLAN NWP387	•		WESTMINSTER LAN	D DISTRICT		
Legal:		•	788, SECTION 25, TC		WESTMINSTER LAN	D DISTRICT		
Legal: Amenities:		LOT 248, PLAN NWP387	788, SECTION 25, TC		/ WESTMINSTER LAN	D DISTRICT		
Legal: Amenities: Site Influenc	ces:	LOT 248, PLAN NWP387 Air Cond./Central,Storage	788, SECTION 25, TC e	WNSHIP 4, NEW			Built In	
Legal: Amenities: Site Influenc Features:	ces:	LOT 248, PLAN NWP387	788, SECTION 25, TC e	WNSHIP 4, NEW			Built In	
Legal: Amenities: Site Influenc Features: Bylaw Restri	ces: ic:	LOT 248, PLAN NWP387 Air Cond./Central,Storage	788, SECTION 25, TC e //Dryr/Frdg/Stve/DW,0	WNSHIP 4, NEW			Built In	
Legal: Amenities: Site Influenc Features: Bylaw Restri Listing Brok	ces: ic: xer(s): Type	LOT 248, PLAN NWP387 Air Cond./Central,Storage Air Conditioning,ClthWsh London Pacific, London F Dimensions	788, SECTION 25, TC e //Dryr/Frdg/Stve/DW,0	WNSHIP 4, NEW Garage Door Ope Type	ner,Security System,S Dimensions	torage Shed, Vacuum - E	Туре	Dimensions
Legal: Amenities: Site Influenc Features: Bylaw Restri Listing Brok	ces: ic: xer(s):	LOT 248, PLAN NWP387 Air Cond./Central,Storage Air Conditioning,ClthWsh London Pacific, London F Dimensions	788, SECTION 25, TC e //Dryr/Frdg/Stve/DW,0 Pacific	WNSHIP 4, NEW Garage Door Ope	ner,Security System,S	torage Shed, Vacuum - E		Dimensions 10' x 10'
Legal: Amenities: Site Influenc Features: Bylaw Restri Listing Brok Floor Main	ces: ic: xer(s): Type	LOT 248, PLAN NWP387 Air Cond./Central,Storage Air Conditioning,ClthWsh London Pacific, London F Dimensions	788, SECTION 25, TC e I/Dryr/Frdg/Stve/DW,0 Pacific Floor	WNSHIP 4, NEW Garage Door Ope Type	ner,Security System,S Dimensions	torage Shed,Vacuum - E Floor Bsmt	Туре	
Legal: Amenities: Site Influenc Features: Bylaw Restri Listing Brok Floor Floor Main Main	ces: ic: ter(s): Type Family Room	LOT 248, PLAN NWP387 Air Cond./Central,Storage Air Conditioning,ClthWsh London Pacific, London F Dimensions 16'1 x 14'4	788, SECTION 25, TC e //Dryr/Frdg/Stve/DW, Pacific Floor Above	WNSHIP 4, NEW Garage Door Ope Type Bedroom	ner,Security System,S Dimensions 18'2 x 14'4	torage Shed,Vacuum - E Floor Bsmt	Type Bedroom	10' x 10'
Legal: Amenities: Site Influenc Features: Bylaw Restri Listing Brok Listing Brok Floor Main Main Main	ces: ic: ker(s): Type Family Room Eating Area	LOT 248, PLAN NWP387 Air Cond./Central,Storage Air Conditioning,ClthWsh London Pacific, London F Dimensions 16'1 x 14'4 15'4 x 11'6	788, SECTION 25, TC e //Dryr/Frdg/Stve/DW, Pacific Floor Above Above	WNSHIP 4, NEW Garage Door Ope Type Bedroom Bedroom	ner,Security System,Si Dimensions 18'2 x 14'4 13'2 x 14'8	torage Shed,Vacuum - E Floor Bsmt	Type Bedroom	10' x 10'
Legal: Amenities: Site Influenc Features: Bylaw Restri Listing Brok Floor Main Main Main Main	ces: ic: cer(s): Type Family Room Eating Area Kitchen	LOT 248, PLAN NWP387 Air Cond./Central,Storage Air Conditioning,ClthWsh London Pacific, London F Dimensions 16'1 x 14'4 15'4 x 11'6 13'2 x 12'6 5' x 10'2	788, SECTION 25, TC e //Dryr/Frdg/Stve/DW,0 Pacific Floor Above Above Above	WNSHIP 4, NEW Garage Door Ope Type Bedroom Bedroom Bedroom	ner,Security System,Si Dimensions 18'2 x 14'4 13'2 x 14'8 13'2 x 10'1	torage Shed,Vacuum - E Floor Bsmt	Type Bedroom	10' x 10'
Legal: Amenities: Site Influenc Features: Bylaw Restri Listing Brok Listing Brok Main Main Main Main Main	ces: ric: cer(s): Type Family Room Eating Area Kitchen Kitchen	LOT 248, PLAN NWP387 Air Cond./Central,Storage Air Conditioning,ClthWsh London Pacific, London F Dimensions 16'1 x 14'4 15'4 x 11'6 13'2 x 12'6 5' x 10'2	788, SECTION 25, TC e //Dryr/Frdg/Stve/DW,0 Pacific Floor Above Above Above Above	WNSHIP 4, NEW Garage Door Ope Type Bedroom Bedroom Bedroom Bedroom	Dimensions 18'2 x 14'4 13'2 x 14'8 13'2 x 10'1 13'2 x 10'1	torage Shed,Vacuum - E Floor Bsmt	Type Bedroom	10' x 10'
Legal: Amenities: Site Influenc Features: Bylaw Restri Listing Brok Floor Main Main Main Main Main Main	ces: ic: ter(s): Type Family Room Eating Area Kitchen Kitchen Living Room	LOT 248, PLAN NWP387 Air Cond./Central,Storage Air Conditioning,ClthWsh London Pacific, London F Dimensions 16'1 x 14'4 15'4 x 11'6 13'2 x 12'6 5' x 10'2 11'8 x 16'8 6'8 x 14'	788, SECTION 25, TC e //Dryr/Frdg/Stve/DW,0 Pacific Floor Above Above Above Below	WNSHIP 4, NEW Garage Door Ope Type Bedroom Bedroom Bedroom Bedroom Media Room	ner,Security System,S Dimensions 18'2 x 14'4 13'2 x 14'8 13'2 x 10'1 13'2 x 10'1 16'1 x 13'1	torage Shed,Vacuum - E Floor Bsmt	Type Bedroom	10' x 10'
Legal: Amenities: Site Influenc Features: Bylaw Restri Listing Brok Floor Main Main Main Main Main Main Main Main	ces: ic: ter(s): Type Family Room Eating Area Kitchen Kitchen Living Room Foyer Dining Room	LOT 248, PLAN NWP387 Air Cond./Central,Storage Air Conditioning,ClthWsh London Pacific, London F Dimensions 16'1 x 14'4 15'4 x 11'6 13'2 x 12'6 5' x 10'2 11'8 x 16'8 6'8 x 14' 12'1 x 11' 1,290 sqft	788, SECTION 25, TC e //Dryr/Frdg/Stve/DW, Pacific Floor Above Above Above Above Below Below Below Below Below Below Below	WNSHIP 4, NEW Garage Door Ope Type Bedroom Bedroom Bedroom Bedroom Bedroom Bedroom Bedroom	ner,Security System,Si Dimensions 18'2 x 14'4 13'2 x 14'8 13'2 x 10'1 13'2 x 10'1 16'1 x 13'1 10'4 x 10'8 11'8 x 10'8 6	torage Shed,Vacuum - E Floor Bsmt Bsmt Bsmt	Type Bedroom Kitchen # of Pieces	10' x 10' 21'1 x 12' Ensuite?
Legal: Amenities: Site Influenc Features: Bylaw Restri Listing Brok Floor Main Main Main Main Main Main Main Finished Flo Finished Flo	ces: ic: ter(s): Type Family Room Eating Area Kitchen Kitchen Living Room Foyer Dining Room Foyer Dining Room	LOT 248, PLAN NWP387 Air Cond./Central,Storage Air Conditioning,ClthWsh London Pacific, London F Dimensions 16'1 x 14'4 15'4 x 11'6 13'2 x 12'6 5' x 10'2 11'8 x 16'8 6'8 x 14' 12'1 x 11' 1,290 sqft 1,286 sqft	788, SECTION 25, TC e //Dryr/Frdg/Stve/DW,0 Pacific Pacific Floor Above Above Above Below Below Below Below Bsmt # Of Rooms: # Of Kitchens	WNSHIP 4, NEW Garage Door Ope Type Bedroom Bedroom Bedroom Media Room Bedroom Bedroom Bedroom	Dimensions 18'2 x 14'4 13'2 x 14'8 13'2 x 10'1 13'2 x 10'1 16'1 x 13'1 10'4 x 10'8 11'8 x 10'8 6	torage Shed,Vacuum - E Floor Bsmt Bsmt Bsmt Bsmt Bathroom Floor Above	Type Bedroom Kitchen # of Pieces 3	10' x 10' 21'1 x 12' Ensuite? Yes
Legal: Amenities: Site Influenc Features: Bylaw Restri Listing Brok Floor Main Main Main Main Main Main Main Finished Flo Finished Flo	ces: ic: eer(s): Type Family Room Eating Area Kitchen Living Room Foyer Dining Room Foyer Dining Room	LOT 248, PLAN NWP387 Air Cond./Central,Storage Air Conditioning,ClthWsh London Pacific, London F Dimensions 16'1 x 14'4 15'4 x 11'6 13'2 x 12'6 5' x 10'2 11'8 x 16'8 6'8 x 14' 12'1 x 11' 1,290 sqft 1,286 sqft 1,290 sqft	788, SECTION 25, TC e //Dryr/Frdg/Stve/DW, Pacific Floor Above Above Above Above Below Below Below Below Below Below Below	WNSHIP 4, NEW Garage Door Ope Type Bedroom Bedroom Bedroom Media Room Bedroom Bedroom Bedroom Bedroom	Dimensions 18'2 × 14'4 13'2 × 14'4 13'2 × 10'1 13'2 × 10'1 16'1 × 13'1 10'4 × 10'8 11'8 × 10'8 6	torage Shed,Vacuum - E Floor Bsmt Bsmt Bsmt Bsmt Bsmt Above Above	Type Bedroom Kitchen # of Pieces	10' x 10' 21'1 x 12' Ensuite?
Legal: Amenities: Site Influenc Features: Bylaw Restri Listing Brok Floor Main Main Main Main Main Main Main Finished Flo Finished Flo	ces: ic: eer(s): Type Family Room Eating Area Kitchen Living Room Foyer Dining Room Foyer Dining Room	LOT 248, PLAN NWP387 Air Cond./Central,Storage Air Conditioning,ClthWsh London Pacific, London F Dimensions 16'1 x 14'4 15'4 x 11'6 13'2 x 12'6 5' x 10'2 11'8 x 16'8 6'8 x 14' 12'1 x 11' 1,290 sqft 1,286 sqft	788, SECTION 25, TC e //Dryr/Frdg/Stve/DW,0 Pacific Pacific Floor Above Above Above Below Below Below Below Bsmt # Of Rooms: # Of Kitchens	WNSHIP 4, NEW Garage Door Ope Type Bedroom Bedroom Bedroom Media Room Bedroom Bedroom Bedroom Bedroom	Dimensions 18'2 x 14'4 13'2 x 14'8 13'2 x 10'1 13'2 x 10'1 16'1 x 13'1 10'4 x 10'8 11'8 x 10'8 6	torage Shed,Vacuum - E Floor Bsmt Bsmt Bsmt Bsmt Bathroom Floor Above	Type Bedroom Kitchen # of Pieces 3	10' x 10' 21'1 x 12' Ensuite? Yes
Legal: Amenities: Site Influenc Features: Bylaw Restri Listing Brok Floor Main Main Main Main Main Main Main Finished Flo Finished Flo Finished Flo	ces: ic: ter(s): Type Family Room Eating Area Kitchen Living Room Foyer Dining Room Foyer Dining Room for (Main): tor (Above): tor (Below): tor (Bsmt):	LOT 248, PLAN NWP387 Air Cond./Central,Storage Air Conditioning,ClthWsh London Pacific, London F Dimensions 16'1 x 14'4 15'4 x 11'6 13'2 x 12'6 5' x 10'2 11'8 x 16'8 6'8 x 14' 12'1 x 11' 1,290 sqft 1,286 sqft 1,290 sqft	788, SECTION 25, TC e //Dryr/Frdg/Stve/DW,0 Pacific Pacific Floor Above Above Above Below Below Below Below Bsmt # Of Rooms: # Of Kitchens # Of Levels:	WNSHIP 4, NEW Garage Door Ope Type Bedroom Bedroom Bedroom Bedroom Bedroom Bedroom Bedroom Bedroom Bedroom	Dimensions 18'2 × 14'4 13'2 × 14'4 13'2 × 10'1 13'2 × 10'1 16'1 × 13'1 10'4 × 10'8 11'8 × 10'8 6	torage Shed,Vacuum - E Floor Bsmt Bsmt Bsmt Bsmt Bsmt Above Above	Type Bedroom Kitchen # of Pieces 3 3	10' x 10' 21'1 x 12' Ensuite? Yes No
Services Co Legal: Amenities: Site Influence Features: Bylaw Restri Listing Brok Floor Main Main Main Main Main Main Main Main	ces: ic: ter(s): Type Family Room Eating Area Kitchen Living Room Foyer Dining Room Foyer Foyer Foyer (Below): Foyer (Total):	LOT 248, PLAN NWP387 Air Cond./Central,Storage Air Conditioning,ClthWsh London Pacific, London F Dimensions 1 6'1 x 14'4 15'4 x 11'6 13'2 x 12'6 5' x 10'2 11'8 x 16'8 6'8 x 14' 12'1 x 11' 1,290 sqft 1,286 sqft 1,290 sqft 0 sqft	788, SECTION 25, TC e //Dryr/Frdg/Stve/DW,0 Pacific Pacific Floor Above Above Above Above Below Below Below Below Bsmt # Of Rooms: # Of Kitchens # Of Levels: Suite:	WNSHIP 4, NEW Garage Door Ope Type Bedroom Bedroom Bedroom Bedroom Bedroom Bedroom Bedroom 1 3: 3 4 4 4 4 4 4 4	Dimensions 18'2 × 14'4 13'2 × 14'4 13'2 × 10'1 13'2 × 10'1 16'1 × 13'1 10'4 × 10'8 11'8 × 10'8 6	torage Shed, Vacuum - E Floor Bsmt Bsmt Bsmt Bsmt Above Above Above	Type Bedroom Kitchen # of Pieces 3 3 3 3	10' x 10' 21'1 x 12' Ensuite? Yes No Yes
Legal: Amenities: Site Influence Features: Bylaw Restri Listing Brok Floor Main Main Main Main Main Main Main Finished Flo Finished Flo Finished Flo Finished Flo	ces: ic: ter(s): Type Family Room Eating Area Kitchen Living Room Foyer Dining Room Foyer Dining Room for (Main): for (Above): for (Below): for (Below): for (Total): Floor:	LOT 248, PLAN NWP387 Air Cond./Central,Storage Air Conditioning,ClthWsh London Pacific, London F Dimensions 16'1 x 14'4 15'4 x 11'6 13'2 x 12'6 5' x 10'2 11'8 x 16'8 6'8 x 14' 12'1 x 11' 1,290 sqft 1,290 sqft 1,290 sqft 1,290 sqft 1,290 sqft 3,866 sqft	788, SECTION 25, TC e //Dryr/Frdg/Stve/DW,G Pacific Floor Above Above Above Above Below Be	WNSHIP 4, NEW Garage Door Ope Type Bedroom Bedroom Bedroom Bedroom Bedroom Bedroom Bedroom Bedroom Bedroom Bedroom Bedroom Bedroom Bedroom Bedroom Bedroom Bedroom Bedroom	Dimensions 18'2 x 14'4 13'2 x 14'4 13'2 x 10'1 13'2 x 10'1 13'2 x 10'1 16'1 x 13'1 10'4 x 10'8 11'8 x 10'8 6	torage Shed, Vacuum - E Floor Bsmt Bsmt Bsmt Bsmt Bove Above Above Below	Type Bedroom Kitchen # of Pieces 3 3 3 3 3 3 3	10' x 10' 21'1 x 12' Ensuite? Yes No Yes No

Situated on a rare 10,000 sq.ft. lot, this home offers a spacious main floor with a modern kitchen, breakfast nook, and formal dining room. The family room and living room provide ample space for gatherings. The upper floor features a master bedroom with an ensuite and three additional bedrooms. The basement includes a home theatre, guest bedroom, and a secondary suite currently rented for \$1,300/month, viewable on second showings. Total floor area: 3,866 sq.ft. Contact us for more details.

cotala. Produced and printed by Cotala Cross-Media Inc.

The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.