

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1982
<b>Frontage (ft):</b>	55.00	<b>Bathrooms:</b>	3	<b>Age:</b>	42
<b>Lot Area: (sq.ft.)</b>	6,965.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	RS3
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,633.70
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	002-548-801

<b>Style of Home:</b>	Basement Entry	<b>Parking:</b>	Total: 5 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Stucco,Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<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>		<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountains
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	PL NWP60533 LT 63 LD 36 SEC 28 TWP 16
<b>Amenities:</b>	Garden,In Suite Laundry,Independent living
<b>Site Influences:</b>	Central Location,Cul-de-Sac,Paved Road,Private Yard
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Century 21 Coastal Realty Ltd., Century 21 Coastal Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'0 x 14'5	Below	Bedroom	10'10 x 8'0
Main	Kitchen	11'8 x 11'4	Below	Laundry	12'9 x 7'4
Main	Dining Room	11'10 x 9'0	Below	Foyer	8'8 x 8'8
Main	Primary Bedroom	13'0 x 11'6			
Main	Bedroom	10'2 x 9'2			
Main	Bedroom	10'0 x 10'0			
Below	Recreation Room	16'5 x 13'0			

<b>Finished Floor (Main):</b>	1,188 sqft	<b># Of Rooms:</b>	10	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	812 sqft	<b># Of Levels:</b>	2	Main	3	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Below	4	No
<b>Finished Floor (Total):</b>	2,000 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished			
<b>Grand Total:</b>	2,000 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

Welcome to this beautifully maintained family home, ideally situated in the heart of Central Abbotsford. Nestled in a tranquil cul-de-sac, this residence offers the perfect setting for a growing family. Main floor features 3 generously sized bedrooms, 2 modern bathrooms, A welcoming living room, Elegant dining area & Open concept kitchen. Lower Level features Recreation room & another bedroom. Potential for conversion into a 1-bedroom suite, providing an excellent mortgage helper opportunity. This home's prime location combines the serenity of a quiet cul-de-sac with the convenience of being centrally located, ensuring easy access to local amenities, schools, and parks. Don't miss the chance to make this exceptional property your family's new home. Schedule your private viewing today!!