

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2003
Frontage (ft):		Bathrooms:	4	Age:	21
Lot Area: (sq.ft.)	2,346.00	Full Baths:	3	Zoning:	RES
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,697.47
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	024-001-899

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 0
Construction:	Frame - Wood	Covered Parking:	0
Exterior:	Vinyl,Wood	Parking Access:	Rear
Foundation:		Parking:	Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Community,Electricity

Legal: LOT 131, PLAN LMP36295, SECTION 3, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Amenities: In Suite Laundry,Storage

Site Influences: Central Location,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings

Bylaw Restrict:

Listing Broker(s): Grand Central Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'1 x 12'10	Above	Walk-In Closet	5'11 x 4'1
Main	Kitchen	10'7 x 8'8	Bsmt	Recreation Room	19'9 x 16'0
Main	Dining Room	11'0 x 10'1	Bsmt	Bedroom	12'7 x 11'0
Main	Foyer	5'10 x 4'2	Bsmt	Storage	9'8 x 4'8
Above	Primary Bedroom	14'3 x 11'1			
Above	Bedroom	9'10 x 9'5			
Above	Bedroom	10'2 x 9'5			

Finished Floor (Main):	711 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	760 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	688 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	2,159 sqft	Crawl/Bsmt Height:		Bsmt	3	Yes
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	2,159 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

WHY RENT WHEN YOU CAN BUY!!! 4 bdrm/4 bath home located in the heart of Albion community. Over 2159sqft. This charming cozy home comes with air conditioning throughout, finished bsmt with a bedroom perfect for inlaws or grown child. with massive entertaining rec room and full bathroom. On the top floor you have 3 bdrm/2 bath. Master with walk in close. Kitchen has breakfast bar and walks out to large patio area, perfect for summer BBQ. Family oriented neighbourhood. Don't miss this great opportunity. Call to view today.