24152 HILL AVENUE MAPLE RIDGE

Albion, V2W 2C9

| | | | | Albion, V2W 2 | | | | |
|--|---|--|--|---|--|---|--|---|
| Depth/Size (ft | :): | 83.98 | Bedrooms: | 4 | | Approx. Year Bu | uilt: 200 | 03 |
| rontage (ft): | | 47.87 | Bathrooms: | 4 | | Age: | 21 | |
| ot Area: (sq. | .ft.) | 3,530.00 | Full Baths: | 3 | | Zoning: | R-3 | 3 |
| lood Plain: | | No | Half Baths: | 1 | | Gross Taxes: | \$5, | 463.25 |
| Rear Yard Exp | p: | Southeast | | | | For Tax Year: | 202 | 22 |
| View: | | Yes | | | | P.I.D.: | 02 | 5-409-255 |
| | | 0 Starou w/Paret | | D. | | Tataly 4 Caylors | 4.0 | |
| Style of Home | | 2 Storey w/Bsmt. | | | arking: | Total: 4 - Covere | d: 2 | |
| Construction: | | Frame - Wood Vinyl,Wood | | | overed Parking: | 2 Front | | |
| Exterior: Foundation: | | Viriyi, WOOd | | | arking Access: | Garage; Double, RV Parking Avail., Visitor Parking | | |
| Rain Screen: | | | | | arking: ocker: | Garage, Double, | nv Farking Avail | ., VISILOF PARKING |
| Renovations: | | Partly | | | nits in Dev: | | | |
| of Fireplace | | 1 - Fuel: Natural Gas | | _ | istance to: | | | |
| - | | City/Municipal | | | tle to Land: | Freehold NonStr | ata | |
| Water Supply: Fuel/Heating: | | Forced Air.Natural Gas | | | roperty Disc: | Yes | | |
| outdoor Area | | Balcny(s) Patio(s) Dck(s) | | | AD Rental: | 165 | | |
| Type of Roof: | | Asphalt | | | xtures Leased: | No | | |
| Floor Finish: | | Tile,Vinyl/Linoleum,Wall/V | Vall/Mixed | | xtures Rmvd: | No | | |
| | | -, , , | | | | | | |
| View: | | Yes : CONSERVATION L | AND | | | | | |
| Agmt. Compa | any: | | | | | | | |
| | | ALBION | | | | | | |
| Complex / Su | DUIV: | ALDION | | | | | | |
| • | | Electricity, Natural Gas, Sa | nitary Sewer,Water | | | | | |
| Services Con | inected: | | • | NSHIP 12, GROUF | P 1, NEW WESTMINS | TER LAND DISTRICT | | |
| Services Con Legal: | inected: | Electricity,Natural Gas,Sa | 4, SECTION 3, TOWN | NSHIP 12, GROUF | P 1, NEW WESTMINS | TER LAND DISTRICT | | |
| Services Con Legal: Amenities: | nected: | Electricity,Natural Gas,Sa LOT 32, PLAN LMP53684 | 4, SECTION 3, TOWN Storage | | | TER LAND DISTRICT | | |
| Services Con Legal: Amenities: Site Influence | nected: es: | Electricity,Natural Gas,Sa LOT 32, PLAN LMP53684 Garden,In Suite Laundry, Greenbelt,Private Setting Air Conditioning,ClthWsh | 4, SECTION 3, TOWN Storage ,Private Yard,Recreat | tion Nearby,Shopp | ing Nearby | | r,Microwave,Vaul | Ited Ceiling,Windo |
| Services Con Legal: Amenities: Site Influence Features: | nected: es: | Electricity,Natural Gas,Sa LOT 32, PLAN LMP53684 Garden,In Suite Laundry, Greenbelt,Private Setting | 4, SECTION 3, TOWN Storage ,Private Yard,Recreat | tion Nearby,Shopp | ing Nearby | | r,Microwave,Vau | Ited Ceiling,Windo |
| Services Con Legal: Amenities: Site Influence Features: Bylaw Restric | nected: es: | Electricity,Natural Gas,Sa LOT 32, PLAN LMP53684 Garden,In Suite Laundry, Greenbelt,Private Setting Air Conditioning,ClthWsh | 4, SECTION 3, TOWN Storage ,Private Yard,Recreat /Dryr/Frdg/Stve/DW,D | tion Nearby,Shopp | ing Nearby | | r,Microwave,Vau | Ited Ceiling,Windo |
| egal: egal: menities: bite Influence eatures: Bylaw Restric isting Broke | nected: es: c: er(s): | Electricity,Natural Gas,Sa LOT 32, PLAN LMP53684 Garden,In Suite Laundry, Greenbelt,Private Setting Air Conditioning,ClthWsh/ Thermo RE/MAX All Points Realty | 4, SECTION 3, TOWN Storage ,Private Yard,Recreat /Dryr/Frdg/Stve/DW,E | tion Nearby,Shopp Drapes/Window Cc | ing Nearby overings,Fireplace Inse | ert,Garage Door Opene | | |
| Services Con Legal: Amenities: Site Influence Features: Bylaw Restric Listing Broke | nnected: es: c: er(s): Type | Electricity,Natural Gas,Sa LOT 32, PLAN LMP53684 Garden,In Suite Laundry, Greenbelt,Private Setting Air Conditioning,ClthWsh/ Thermo RE/MAX All Points Realty Dimensions | 4, SECTION 3, TOWN Storage ,Private Yard,Recreat /Dryr/Frdg/Stve/DW,E | tion Nearby,Shopp Drapes/Window Co Type | ing Nearby overings,Fireplace Inse Dimensions | ert,Garage Door Opene | Туре | Dimensions |
| Services Con Legal: Amenities: Site Influence Features: Bylaw Restric Listing Broke | nnected: es: er(s): Type Foyer | Electricity,Natural Gas,Sa LOT 32, PLAN LMP53684 Garden,In Suite Laundry, Greenbelt,Private Setting Air Conditioning,ClthWsh/ Thermo RE/MAX All Points Realty Dimensions 10'5 x 4'7 | 4, SECTION 3, TOWN Storage ,Private Yard,Recreat /Dryr/Frdg/Stve/DW,D / / Floor Above | tion Nearby,Shopp Drapes/Window Co Type Walk-In Closet | ing Nearby overings,Fireplace Inse Dimensions 6'7 x 5'5 | ert,Garage Door Opene | | |
| Services Con Legal: Amenities: Site Influence Teatures: Bylaw Restric Listing Broke Toor Main | nnected: es: er(s): Type Foyer Family Room | Electricity,Natural Gas,Sa LOT 32, PLAN LMP53684 Garden,In Suite Laundry, Greenbelt,Private Setting Air Conditioning,ClthWsh/ Thermo RE/MAX All Points Realty Dimensions 10'5 x 4'7 11'8 x 9'0 | 4, SECTION 3, TOWN Storage ,Private Yard,Recreat /Dryr/Frdg/Stve/DW,D / / Floor Above Above | tion Nearby,Shopp Drapes/Window Co Type Walk-In Closet Bedroom | ing Nearby overings,Fireplace Inse Dimensions 6'7 x 5'5 10'4 x 10'1 | ert,Garage Door Opene | Туре | Dimensions |
| Gervices Con Legal: Amenities: Site Influence Teatures: Bylaw Restric Listing Broke Listing Broke Listing Broke Listing Broke Listing Broke Listing Broke | es: er: er(s): Type Foyer Family Room Living Room | Electricity,Natural Gas,Sa LOT 32, PLAN LMP53684 Garden,In Suite Laundry, Greenbelt,Private Setting Air Conditioning,ClthWsh/ Thermo RE/MAX All Points Realty Dimensions 10'5 x 4'7 11'8 x 9'0 15'6 x 13'10 | 4, SECTION 3, TOWN Storage ,Private Yard,Recreat /Dryr/Frdg/Stve/DW,D / Floor Above Above Above | tion Nearby,Shopp Drapes/Window Co Type Walk-In Closet Bedroom Bedroom | ing Nearby overings,Fireplace Inse Dimensions 6'7 x 5'5 10'4 x 10'1 10'4 x 10'2 | ert,Garage Door Opene | Туре | Dimensions |
| Services Con Legal: Amenities: Site Influence Features: Bylaw Restric Listing Broke Listing Broke Lioor Main Main Main | es: pr(s): Type Foyer Family Room Living Room Dining Room | Electricity,Natural Gas,Sa LOT 32, PLAN LMP53684 Garden,In Suite Laundry, Greenbelt,Private Setting Air Conditioning,ClthWsh/ Thermo RE/MAX All Points Realty Dimensions 10'5 x 4'7 11'8 x 9'0 15'6 x 13'10 12'3 x 7'4 | 4, SECTION 3, TOWN Storage ,Private Yard,Recreat /Dryr/Frdg/Stve/DW,E / Floor Above Above Above Below | tion Nearby,Shopp Drapes/Window Co Type Walk-In Closet Bedroom Bedroom Bedroom | ing Nearby overings,Fireplace Inse Dimensions 6'7 x 5'5 10'4 x 10'1 10'4 x 10'2 12'9 x 10'11 | ert,Garage Door Opene | Туре | Dimensions |
| Services Con Legal: Amenities: Site Influence Features: Bylaw Restric Listing Broke Listing Broke Cloor Main Main Main Main | es: pr(s): Type Foyer Family Room Living Room Dining Room Kitchen | Electricity,Natural Gas,Sa LOT 32, PLAN LMP53684 Garden,In Suite Laundry, Greenbelt,Private Setting Air Conditioning,ClthWsh/ Thermo RE/MAX All Points Realty Dimensions 10'5 x 4'7 11'8 x 9'0 15'6 x 13'10 12'3 x 7'4 12'3 x 12'10 | 4, SECTION 3, TOWN Storage ,Private Yard,Recreat /Dryr/Frdg/Stve/DW,D / Floor Above Above Above Below Below | tion Nearby,Shopp Drapes/Window Co Type Walk-In Closet Bedroom Bedroom Bedroom Living Room | ing Nearby overings,Fireplace Inse Dimensions 6'7 x 5'5 10'4 x 10'1 10'4 x 10'2 12'9 x 10'11 15'8 x 13'10 | ert,Garage Door Opene | Туре | Dimensions |
| Services Con Legal: Amenities: Site Influence Features: Bylaw Restric Listing Broke Floor Main Main Main Main Above | es: er(s): Type Foyer Family Room Living Room Dining Room Kitchen Flex Room | Electricity,Natural Gas,Sa LOT 32, PLAN LMP53684 Garden,In Suite Laundry, Greenbelt,Private Setting Air Conditioning,ClthWsh/ Thermo RE/MAX All Points Realty Dimensions 10'5 x 4'7 11'8 x 9'0 15'6 x 13'10 12'3 x 7'4 12'3 x 12'10 11'9 x 11'7 | 4, SECTION 3, TOWN Storage ,Private Yard,Recreat /Dryr/Frdg/Stve/DW,D / Floor Above Above Above Below Below Below | tion Nearby,Shopp Drapes/Window Co Type Walk-In Closet Bedroom Bedroom Bedroom Living Room Dining Room | ing Nearby overings,Fireplace Inse Dimensions 6'7 x 5'5 10'4 x 10'1 10'4 x 10'2 12'9 x 10'11 15'8 x 13'10 12'3 x 7'4 | ert,Garage Door Opene | Туре | Dimensions |
| Services Con Legal: Amenities: Site Influence Features: Bylaw Restric Listing Broke Cloor Main Main Main Main Main Main | es: er(s): Type Foyer Family Room Living Room Dining Room Kitchen Flex Room | Electricity,Natural Gas,Sa LOT 32, PLAN LMP53684 Garden,In Suite Laundry, Greenbelt,Private Setting Air Conditioning,ClthWsh/ Thermo RE/MAX All Points Realty Dimensions 10'5 x 4'7 11'8 x 9'0 15'6 x 13'10 12'3 x 7'4 12'3 x 12'10 | 4, SECTION 3, TOWN Storage ,Private Yard,Recreat /Dryr/Frdg/Stve/DW,D / Floor Above Above Above Below Below | tion Nearby,Shopp Drapes/Window Co Type Walk-In Closet Bedroom Bedroom Bedroom Living Room | ing Nearby overings,Fireplace Inse Dimensions 6'7 x 5'5 10'4 x 10'1 10'4 x 10'2 12'9 x 10'11 15'8 x 13'10 | ert,Garage Door Opene | Туре | Dimensions |
| Services Con Legal: Amenities: Site Influence Features: Bylaw Restric Listing Broke Cloor Main Main Main Main Main Main Main Main | es: r(s): Type Foyer Family Room Living Room Dining Room Kitchen Flex Room Primary Bedr r(Main): | Electricity,Natural Gas,Sa LOT 32, PLAN LMP53684 Garden,In Suite Laundry, Greenbelt,Private Setting Air Conditioning,ClthWsh/ Thermo RE/MAX All Points Realty Dimensions 10'5 x 4'7 11'8 x 9'0 15'6 x 13'10 12'3 x 7'4 12'3 x 12'10 11'9 x 11'7 room 10'4 x 10'2 | 4, SECTION 3, TOWN Storage ,Private Yard,Recreat /Dryr/Frdg/Stve/DW,D / Floor Above Above Below Below Below Below Below Below Below | tion Nearby,Shopp Drapes/Window Co Type Walk-In Closet Bedroom Bedroom Living Room Living Room Kitchen | ing Nearby overings,Fireplace Inse Dimensions 6'7 x 5'5 10'4 x 10'1 10'4 x 10'2 12'9 x 10'11 15'8 x 13'10 12'3 x 7'4 12'3 x 12'10 | Floor Below Bathroom Floor | Type Laundry # of Pieces | Dimensions 18'2 x 5'1 Ensuite? |
| Services Con Legal: Amenities: Site Influence Features: Bylaw Restric Listing Broke Listing Broke Cloor Aain Main Main Main Main Main Main Main M | es: r(s): Type Foyer Family Room Living Room Dining Room Kitchen Flex Room Primary Bedr r (Main): r (Above): | Electricity,Natural Gas,Sa LOT 32, PLAN LMP53684 Garden,In Suite Laundry, Greenbelt,Private Setting Air Conditioning,ClthWsh/ Thermo RE/MAX All Points Realty Dimensions 10'5 x 4'7 11'8 x 9'0 15'6 x 13'10 12'3 x 7'4 12'3 x 12'10 11'9 x 11'7 room 10'4 x 10'2 912 sqft 1,145 sqft | 4, SECTION 3, TOWN Storage ,Private Yard,Recreat /Dryr/Frdg/Stve/DW,D / Floor Above Above Below Below Below Below Below Below Below Below Below Below Below Below Below Below Below | tion Nearby,Shopp Drapes/Window Co Type Walk-In Closet Bedroom Bedroom Living Room Dining Room Kitchen | ing Nearby overings,Fireplace Inse Dimensions 6'7 x 5'5 10'4 x 10'1 10'4 x 10'2 12'9 x 10'11 15'8 x 13'10 12'3 x 7'4 12'3 x 12'10 | ert,Garage Door Opene Floor Below Bathroom Floor Main | Type Laundry # of Pieces 2 | Dimensions 18'2 x 5'1 Ensuite? No |
| Services Con Legal: Amenities: Site Influence Features: Bylaw Restric Listing Broke Listing Broke Cloor Main Main Main Main Main Main Main Main | enected: es: er(s): Type Foyer Family Room Living Room Dining Room Kitchen Flex Room Primary Bedr or (Main): er (Above): or (Below): | Electricity,Natural Gas,Sa LOT 32, PLAN LMP53684 Garden,In Suite Laundry, Greenbelt,Private Setting Air Conditioning,ClthWsh/ Thermo RE/MAX All Points Realty Dimensions 10'5 x 4'7 11'8 x 9'0 15'6 x 13'10 12'3 x 7'4 12'3 x 12'10 11'9 x 11'7 room 10'4 x 10'2 912 sqft 1,145 sqft 845 sqft | 4, SECTION 3, TOWN Storage ,Private Yard,Recreat /Dryr/Frdg/Stve/DW,E / Floor Above Above Below Below Below Below Below Below Below Below Below Below Below Below Below Below Below Below Below Below | tion Nearby,Shopp Drapes/Window Co Type Walk-In Closet Bedroom Bedroom Living Room Living Room Kitchen 15 s: 2 3 | ing Nearby overings,Fireplace Inse Dimensions 6'7 x 5'5 10'4 x 10'1 10'4 x 10'2 12'9 x 10'11 15'8 x 13'10 12'3 x 7'4 12'3 x 12'10 | Floor Below Bathroom Floor Main Above | Type Laundry # of Pieces 2 5 | Dimensions 18'2 x 5'1 Ensuite? No Yes |
| Services Con Legal: Amenities: Site Influence Features: Bylaw Restric Listing Broke Floor Aain Main Main Main Main Main Main Main Sbove Finished Floo Finished Floo Finished Floo | enected: es: r(s): Type Foyer Family Room Living Room Dining Room Dining Room Kitchen Flex Room Primary Bedr or (Main): or (Above): or (Below): or (Bsmt): | Electricity,Natural Gas,Sa LOT 32, PLAN LMP53684 Garden,In Suite Laundry, Greenbelt,Private Setting Air Conditioning,ClthWsh/ Thermo RE/MAX All Points Realty Dimensions 10'5 x 4'7 11'8 x 9'0 15'6 x 13'10 12'3 x 7'4 12'3 x 12'10 11'9 x 11'7 room 10'4 x 10'2 912 sqft 1,145 sqft 845 sqft 0 sqft | 4, SECTION 3, TOWN Storage ,Private Yard,Recreat /Dryr/Frdg/Stve/DW,E / Floor Above Above Below Below Below Below Below Below Below Below Below Below Below Below Below Below Below Below Below | tion Nearby,Shopp Drapes/Window Co Type Walk-In Closet Bedroom Bedroom Bedroom Living Room Living Room Kitchen 15 s: 2 3 Uh | ing Nearby overings,Fireplace Inse Dimensions 6'7 x 5'5 10'4 x 10'1 10'4 x 10'2 12'9 x 10'11 15'8 x 13'10 12'3 x 7'4 12'3 x 12'10 | Floor Below Bathroom Floor Main Above Above | Type Laundry # of Pieces 2 5 4 | Dimensions 18'2 x 5'1 Ensuite? No Yes No |
| Services Con Legal: Amenities: Site Influence Features: Bylaw Restric Listing Broke Floor Main Main Main Main Main Main Main Main | enected: es: er(s): Type Foyer Family Room Living Room Dining Room Dining Room Kitchen Flex Room Primary Bedr or (Main): or (Above): or (Below): or (Total): | Electricity,Natural Gas,Sa LOT 32, PLAN LMP53684 Garden,In Suite Laundry, Greenbelt,Private Setting Air Conditioning,ClthWsh/ Thermo RE/MAX All Points Realty Dimensions 10'5 x 4'7 11'8 x 9'0 15'6 x 13'10 12'3 x 7'4 12'3 x 7'4 12'3 x 12'10 11'9 x 11'7 room 10'4 x 10'2 912 sqft 1,145 sqft 845 sqft 0 sqft 2,902 sqft | 4, SECTION 3, TOWN Storage ,Private Yard,Recreat /Dryr/Frdg/Stve/DW,E / Floor Above Above Below Below Below Below Below Below Below Below Below Below Below Below Below Below Below Below Below Below | tion Nearby,Shopp Drapes/Window Co Type Walk-In Closet Bedroom Bedroom Living Room Dining Room Kitchen 15 s: 2 3 4 4 | Dimensions 6'7 x 5'5 10'4 x 10'1 10'4 x 10'2 12'9 x 10'11 15'8 x 13'10 12'3 x 7'4 12'3 x 12'10 | Floor Below Bathroom Floor Main Above | Type Laundry # of Pieces 2 5 | Dimensions 18'2 x 5'1 Ensuite? No Yes |
| Services Con Legal: Amenities: Site Influence Features: Bylaw Restric Listing Broke Floor Main Main Main Main Main Main Main Main | r (Main): r (Main): r (Sort (Main): r (Below): r (Total): or: | Electricity,Natural Gas,Sa LOT 32, PLAN LMP53684 Garden,In Suite Laundry, Greenbelt,Private Setting Air Conditioning,ClthWsh/ Thermo RE/MAX All Points Realty Dimensions 10'5 x 4'7 11'8 x 9'0 15'6 x 13'10 12'3 x 7'4 12'3 x 12'10 11'9 x 11'7 room 10'4 x 10'2 912 sqft 1,145 sqft 845 sqft 0 sqft | 4, SECTION 3, TOWN Storage ,Private Yard,Recreat /Dryr/Frdg/Stve/DW,E / Floor Above Above Below Below Below Below Below Below Below Below Below Below Below Below Below Below Below Below Below | tion Nearby,Shopp Drapes/Window Co Type Walk-In Closet Bedroom Bedroom Living Room Living Room Living Room Kitchen 5: 2 3 Ur Height: Fu | ing Nearby overings,Fireplace Inse Dimensions 6'7 x 5'5 10'4 x 10'1 10'4 x 10'2 12'9 x 10'11 15'8 x 13'10 12'3 x 7'4 12'3 x 12'10 | Floor Below Bathroom Floor Main Above Above | Type Laundry # of Pieces 2 5 4 | Dimensions 18'2 x 5'1 Ensuite? No Yes No |
| Complex / Su Services Con Legal: Amenities: Site Influence Features: Bylaw Restric Listing Broke Floor Main Main Main Main Main Main Main Main | r (Main): r (Below): r (Total): or (Total): or: | Electricity,Natural Gas,Sa LOT 32, PLAN LMP53684 Garden,In Suite Laundry, Greenbelt,Private Setting Air Conditioning,ClthWsh/ Thermo RE/MAX All Points Realty Dimensions 10'5 x 4'7 11'8 x 9'0 15'6 x 13'10 12'3 x 7'4 12'3 x 12'10 11'9 x 11'7 room 10'4 x 10'2 912 sqft 1,145 sqft 845 sqft 0 sqft 2,902 sqft 0 sqft | 4, SECTION 3, TOWN Storage ,Private Yard,Recreat /Dryr/Frdg/Stve/DW,E / Floor Above Above Below Be | tion Nearby,Shopp Drapes/Window Co Type Walk-In Closet Bedroom Bedroom Living Room Living Room Living Room Kitchen 5: 2 3 Ur Height: Fu | ing Nearby overings,Fireplace Inse Dimensions 6'7 x 5'5 10'4 x 10'1 10'4 x 10'2 12'9 x 10'11 15'8 x 13'10 12'3 x 7'4 12'3 x 12'10 5 nauthorized Suite ull,Fully nished,Separate | Floor Below Bathroom Floor Main Above Above | Type Laundry # of Pieces 2 5 4 | Dimensions 18'2 x 5'1 Ensuite? No Yes No |

Everything in a home that you've been dreaming of. A quiet & friendly neighborhood close to schools, parks, rec & more. The perfect location : nestled quietly overlooking the protected greenbelt with beautiful mature trees set just beyond your property line that give the sense that you live on acreage. In total 4 beds, 3.5 baths. The newly created above ground, 1 bdrm income suite below has separate entry, separate laundry, full 4-piece washroom & walks out to the backyard w/ a private, covered deck. Ready for your family or tenant to move in when you do. BONUS : large & bright home office on the main fulfills your work-from-home needs + a flex space at the top of your stairway makes a great playroom or quiet study nook.

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.