35421 OLD YALE ROAD ABBOTSFORD

Abbotsford East, V3G 2C5

Residential Detached
\$1,170,000 (LP)

Depth/Size (ft):	67.50	Bedrooms:	4	Approx. Year Built:	1959	
rontage (ft):	52.49	Bathrooms:	2	Age:	65	
ot Area: (sq.ft.)	17,424.00	Full Baths:	2	Zoning:	RS1	
lood Plain:		Half Baths:	0	Gross Taxes:	\$3,892	2.68
ear Yard Exp:				For Tax Year:	2024	
/iew:	Yes			P.I.D.:		13-066
tyle of Home:	2 Storey,Rancher/Bur	ngalow w/Bsmt.	Parking:	Total: 6 - Covered: 1		
Construction:	Frame - Wood		Covered Parking:	1		
xterior:	Mixed,Wood		Parking Access:	Front		
oundation:			Parking:	Add. Parking Avail.,G	Garage; Single	
ain Screen:			Locker:			
enovations:			Units in Dev:			
of Fireplaces:	1 - Fuel: Natural Gas		Distance to:			
ater Supply:	City/Municipal		Title to Land:	Freehold NonStrata		
uel/Heating:	Forced Air,Natural Ga	IS	Property Disc:	Yes		
outdoor Area:	Sundeck(s)		PAD Rental:			
ype of Roof:	Asphalt,Torch-On		Fixtures Leased:	No		
loor Finish:	Laminate,Carpet		Fixtures Rmvd:	No		
	Yes : Sumas Prairie &	& Mt. Baker				
View: Mgmt. Company:	Yes : Sumas Prairie &	& Mt. Baker				
Mgmt. Company: Complex / Subdiv:						
Igmt. Company: Complex / Subdiv: Services Connected:	Electricity,Natural Ga	s,Sanitary Sewer,Storm Sewer,Wa				
Igmt. Company: Complex / Subdiv: Services Connected:	Electricity,Natural Ga	s,Sanitary Sewer,Storm Sewer,Wa 67204 NWD DISTRICT LOT 353 G		2 38860.		
/Igmt. Company: Complex / Subdiv: Services Connected: .egal:	Electricity,Natural Ga LOT 164 PLAN NWP In Suite Laundry,Stor	s,Sanitary Sewer,Storm Sewer,Wa 67204 NWD DISTRICT LOT 353 G age	ROUP 2, EXCEPT PLAN BCF			
/Igmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities:	Electricity,Natural Ga LOT 164 PLAN NWP In Suite Laundry,Stor	s,Sanitary Sewer,Storm Sewer,Wa 67204 NWD DISTRICT LOT 353 G	ROUP 2, EXCEPT PLAN BCF			
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	Electricity,Natural Ga LOT 164 PLAN NWP In Suite Laundry,Stor Central Location,Golf	s,Sanitary Sewer,Storm Sewer,Wa 67204 NWD DISTRICT LOT 353 G age	ROUP 2, EXCEPT PLAN BCF eation Nearby,Shopping Neart			
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Electricity,Natural Gas LOT 164 PLAN NWP In Suite Laundry,Stor Central Location,Golf ClthWsh/Dryr/Frdg/St	s,Sanitary Sewer,Storm Sewer,Wa 67204 NWD DISTRICT LOT 353 G age Course Nearby,Paved Road,Recre tve/DW,Smoke Alarm,Vaulted Ceili	ROUP 2, EXCEPT PLAN BCF eation Nearby,Shopping Neart			
lgmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric:	Electricity,Natural Gas LOT 164 PLAN NWP In Suite Laundry,Stor Central Location,Golf ClthWsh/Dryr/Frdg/St	s,Sanitary Sewer,Storm Sewer,Wa 67204 NWD DISTRICT LOT 353 G age ' Course Nearby,Paved Road,Recre	ROUP 2, EXCEPT PLAN BCF eation Nearby,Shopping Neart			
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s):	Electricity,Natural Gas LOT 164 PLAN NWP In Suite Laundry,Stor Central Location,Golf ClthWsh/Dryr/Frdg/St	s,Sanitary Sewer,Storm Sewer,Wa 67204 NWD DISTRICT LOT 353 G age Course Nearby,Paved Road,Recre tve/DW,Smoke Alarm,Vaulted Ceili	ROUP 2, EXCEPT PLAN BCF eation Nearby,Shopping Neart		Dimensi	ions
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s):	Electricity,Natural Ga LOT 164 PLAN NWP In Suite Laundry,Stor Central Location,Golf ClthWsh/Dryr/Frdg/S Homelife Advantage	s,Sanitary Sewer,Storm Sewer,Wa 67204 NWD DISTRICT LOT 353 G age Course Nearby,Paved Road,Recre tve/DW,Smoke Alarm,Vaulted Ceili Realty (Central Valley) Ltd.	ROUP 2, EXCEPT PLAN BCF eation Nearby,Shopping Nearb	by,Treed	Dimens 19'0 x 15	
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s):	Electricity,Natural Gas LOT 164 PLAN NWP In Suite Laundry,Stor Central Location,Golf ClthWsh/Dryr/Frdg/St Homelife Advantage	s,Sanitary Sewer,Storm Sewer,Wat 67204 NWD DISTRICT LOT 353 G age Course Nearby,Paved Road,Recre tve/DW,Smoke Alarm,Vaulted Ceili Realty (Central Valley) Ltd. Dimensions	ROUP 2, EXCEPT PLAN BCF eation Nearby,Shopping Nearb	by,Treed		5'6
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: sting Broker(s): oor ain	Electricity,Natural Ga: LOT 164 PLAN NWP In Suite Laundry,Stor Central Location,Golf ClthWsh/Dryr/Frdg/Si Homelife Advantage I Type Foyer Dining Room	s,Sanitary Sewer,Storm Sewer,Wa 67204 NWD DISTRICT LOT 353 G age [•] Course Nearby,Paved Road,Recre tve/DW,Smoke Alarm,Vaulted Ceili Realty (Central Valley) Ltd. Dimensions 3'6 x 4'7 17'10 x 7'0	ROUP 2, EXCEPT PLAN BCF eation Nearby,Shopping Nearb ng Floor Main Below	ny,Treed Type Patio Family Room	19'0 x 15 28'9 x 15	5'6 5'3
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain	Electricity,Natural Ga: LOT 164 PLAN NWP In Suite Laundry,Stor Central Location,Golf ClthWsh/Dryr/Frdg/Si Homelife Advantage I Type Foyer Dining Room Kitchen	s,Sanitary Sewer,Storm Sewer,Wa 67204 NWD DISTRICT LOT 353 G age ⁷ Course Nearby,Paved Road,Recre tve/DW,Smoke Alarm,Vaulted Ceili Realty (Central Valley) Ltd. Dimensions 3'6 x 4'7 17'10 x 7'0 11'6 x 5'6	ROUP 2, EXCEPT PLAN BCF eation Nearby,Shopping Nearb ng Floor Main Below Below	by,Treed Type Patio	19'0 x 15 28'9 x 15 5'4 x 6'8	5'6 5'3
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: sting Broker(s): oor ain ain ain	Electricity,Natural Ga LOT 164 PLAN NWP In Suite Laundry,Stor Central Location,Golf ClthWsh/Dryr/Frdg/Si Homelife Advantage I Type Foyer Dining Room Kitchen Living Room	s,Sanitary Sewer,Storm Sewer,Wa 67204 NWD DISTRICT LOT 353 G age ^c Course Nearby,Paved Road,Recre tve/DW,Smoke Alarm,Vaulted Ceili Realty (Central Valley) Ltd. Dimensions 3'6 x 4'7 17'10 x 7'0 11'6 x 5'6 17'5 x 15'3	ROUP 2, EXCEPT PLAN BCF eation Nearby,Shopping Nearb ng Floor Main Below Below Below	ny,Treed Type Patio Family Room Storage Bedroom	19'0 x 15 28'9 x 15 5'4 x 6'8 21'6 x 9'	5'6 5'3 '2
Igmt. Company: complex / Subdiv: eervices Connected: egal: menities: ite Influences: eatures: eatures: ylaw Restric: isting Broker(s): 	Electricity,Natural Ga LOT 164 PLAN NWP In Suite Laundry,Stor Central Location,Golf ClthWsh/Dryr/Frdg/S Homelife Advantage I Type Foyer Dining Room Kitchen Living Room Family Room	s,Sanitary Sewer,Storm Sewer,Wa 67204 NWD DISTRICT LOT 353 G age ^c Course Nearby,Paved Road,Recre tve/DW,Smoke Alarm,Vaulted Ceili Realty (Central Valley) Ltd. Dimensions 3'6 x 4'7 17'10 x 7'0 11'6 x 5'6 17'5 x 15'3 18'4 x 21'6	ROUP 2, EXCEPT PLAN BCF eation Nearby,Shopping Nearb ng Floor Main Below Below	ny,Treed Type Patio Family Room Storage	19'0 x 15 28'9 x 15 5'4 x 6'8	5'6 5'3 '2
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor ain ain ain ain ain	Electricity,Natural Ga LOT 164 PLAN NWP In Suite Laundry,Stor Central Location,Golf ClthWsh/Dryr/Frdg/S Homelife Advantage I Type Foyer Dining Room Kitchen Living Room Family Room Bedroom	s,Sanitary Sewer,Storm Sewer,Wa 67204 NWD DISTRICT LOT 353 G age ⁵ Course Nearby,Paved Road,Recre tve/DW,Smoke Alarm,Vaulted Ceili Realty (Central Valley) Ltd. Dimensions 3'6 x 4'7 17'10 x 7'0 11'6 x 5'6 17'5 x 15'3 18'4 x 21'6 13'7 x 12'0	ROUP 2, EXCEPT PLAN BCF eation Nearby,Shopping Nearb ng Floor Main Below Below Below	ny,Treed Type Patio Family Room Storage Bedroom	19'0 x 15 28'9 x 15 5'4 x 6'8 21'6 x 9'	5'6 5'3 '2
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain ain ain ain	Electricity,Natural Ga LOT 164 PLAN NWP In Suite Laundry,Stor Central Location,Golf ClthWsh/Dryr/Frdg/S Homelife Advantage I Type Foyer Dining Room Kitchen Living Room Family Room	s,Sanitary Sewer,Storm Sewer,Wa 67204 NWD DISTRICT LOT 353 G age ^c Course Nearby,Paved Road,Recre tve/DW,Smoke Alarm,Vaulted Ceili Realty (Central Valley) Ltd. Dimensions 3'6 x 4'7 17'10 x 7'0 11'6 x 5'6 17'5 x 15'3 18'4 x 21'6	ROUP 2, EXCEPT PLAN BCF eation Nearby,Shopping Nearb ng Floor Main Below Below Below	ny,Treed Type Patio Family Room Storage Bedroom	19'0 x 15 28'9 x 15 5'4 x 6'8 21'6 x 9'	5'6 5'3 '2
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: sting Broker(s): oor ain ain ain ain ain ain	Electricity,Natural Ga LOT 164 PLAN NWP In Suite Laundry,Stor Central Location,Golf ClthWsh/Dryr/Frdg/S Homelife Advantage I Type Foyer Dining Room Kitchen Living Room Family Room Bedroom	s,Sanitary Sewer,Storm Sewer,Wa 67204 NWD DISTRICT LOT 353 G age ⁵ Course Nearby,Paved Road,Recre tve/DW,Smoke Alarm,Vaulted Ceili Realty (Central Valley) Ltd. Dimensions 3'6 x 4'7 17'10 x 7'0 11'6 x 5'6 17'5 x 15'3 18'4 x 21'6 13'7 x 12'0	ROUP 2, EXCEPT PLAN BCF eation Nearby,Shopping Nearb ng Floor Main Below Below Below	ny,Treed Type Patio Family Room Storage Bedroom Bedroom	19'0 x 15 28'9 x 15 5'4 x 6'8 21'6 x 9'	5'6 5'3 '2
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: sting Broker(s): oor ain ain ain ain ain ain ain ain	Electricity,Natural Ga: LOT 164 PLAN NWP In Suite Laundry,Stor Central Location,Golf ClthWsh/Dryr/Frdg/Si Homelife Advantage I Type Foyer Dining Room Kitchen Living Room Family Room Bedroom Primary Bedroom	s,Sanitary Sewer,Storm Sewer,Wa 67204 NWD DISTRICT LOT 353 G age ⁷ Course Nearby,Paved Road,Recre tve/DW,Smoke Alarm,Vaulted Ceili Realty (Central Valley) Ltd. Dimensions 3'6 x 4'7 17'10 x 7'0 11'6 x 5'6 17'5 x 15'3 18'4 x 21'6 13'7 x 12'0 11'4 x 15'10	ROUP 2, EXCEPT PLAN BCF eation Nearby,Shopping Nearb ng Floor Main Below Below Below Below Below	ny,Treed Type Patio Family Room Storage Bedroom Bedroom	19'0 x 15 28'9 x 15 5'4 x 6'8 21'6 x 9' 10'0 x 9'	5'6 5'3 5'2 '2
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain ain ain ain ain ain ain ain ain	Electricity,Natural Ga: LOT 164 PLAN NWP In Suite Laundry,Stor Central Location,Golf ClthWsh/Dryr/Frdg/Si Homelife Advantage I Type Foyer Dining Room Kitchen Living Room Family Room Bedroom Primary Bedroom 1,611 sqft	s,Sanitary Sewer,Storm Sewer,Wa 67204 NWD DISTRICT LOT 353 G age ⁷ Course Nearby,Paved Road,Recre tve/DW,Smoke Alarm,Vaulted Ceili Realty (Central Valley) Ltd. Dimensions 3'6 x 4'7 17'10 x 7'0 11'6 x 5'6 17'5 x 15'3 18'4 x 21'6 13'7 x 12'0 11'4 x 15'10 # Of Rooms:	ROUP 2, EXCEPT PLAN BCF eation Nearby,Shopping Nearb ng Floor Main Below Below Below Below Below Below	ny,Treed Type Patio Family Room Storage Bedroom Bedroom Bedroom	19'0 x 15 28'9 x 15 5'4 x 6'8 21'6 x 9' 10'0 x 9' # of Pieces	5'6 5'3 '2 '2 '2 Ensuite?
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain ain ain ain ain ain ain ain ain	Electricity,Natural Ga: LOT 164 PLAN NWP In Suite Laundry,Stor Central Location,Golf ClthWsh/Dryr/Frdg/Si Homelife Advantage I Type Foyer Dining Room Kitchen Living Room Family Room Bedroom Primary Bedroom 1,611 sqft 0 sqft	s,Sanitary Sewer,Storm Sewer,Wa 67204 NWD DISTRICT LOT 353 G age ⁷ Course Nearby,Paved Road,Recre tve/DW,Smoke Alarm,Vaulted Ceili Realty (Central Valley) Ltd. Dimensions 3'6 x 4'7 17'10 x 7'0 11'6 x 5'6 17'5 x 15'3 18'4 x 21'6 13'7 x 12'0 11'4 x 15'10 # Of Rooms: # Of Kitchens:	ROUP 2, EXCEPT PLAN BCF eation Nearby,Shopping Nearb ng Floor Main Below Below Below Below Below Below 12	ny,Treed Type Patio Family Room Storage Bedroom Bedroom Bedroom	19'0 x 15 28'9 x 15 5'4 x 6'8 21'6 x 9' 10'0 x 9' # of Pieces	5'6 5'3 2'2 2'2 Ensuite? No
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain ain ain ain ain ain ain ain ain	Electricity,Natural Ga LOT 164 PLAN NWP In Suite Laundry,Stor Central Location,Golf ClthWsh/Dryr/Frdg/Si Homelife Advantage I Type Foyer Dining Room Kitchen Living Room Family Room Bedroom Primary Bedroom 1,611 sqft 0 sqft 1,173 sqft	s,Sanitary Sewer,Storm Sewer,Wa 67204 NWD DISTRICT LOT 353 G age ^c Course Nearby,Paved Road,Recre tve/DW,Smoke Alarm,Vaulted Ceili Realty (Central Valley) Ltd. Dimensions 3'6 x 4'7 17'10 x 7'0 11'6 x 5'6 17'5 x 15'3 18'4 x 21'6 13'7 x 12'0 11'4 x 15'10 # Of Rooms: # Of Kitchens: # Of Levels:	ROUP 2, EXCEPT PLAN BCF eation Nearby,Shopping Nearb ng Floor Main Below Below Below Below Below Below 12 1 1 2	ny,Treed Type Patio Family Room Storage Bedroom Bedroom Bedroom	19'0 x 15 28'9 x 15 5'4 x 6'8 21'6 x 9' 10'0 x 9' # of Pieces	5'6 5'3 2'2 2'2 Ensuite? No
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Seatures: Bylaw Restric: Listing Broker(s): Ioor Iain Iai	Electricity,Natural Ga LOT 164 PLAN NWP In Suite Laundry,Stor Central Location,Golf ClthWsh/Dryr/Frdg/Si Homelife Advantage I Type Foyer Dining Room Kitchen Living Room Family Room Bedroom Primary Bedroom 1,611 sqft 0 sqft 1,173 sqft 0 sqft	s,Sanitary Sewer,Storm Sewer,Wa 67204 NWD DISTRICT LOT 353 G age ⁷ Course Nearby,Paved Road,Recre tve/DW,Smoke Alarm,Vaulted Ceili Realty (Central Valley) Ltd. Dimensions 3'6 x 4'7 17'10 x 7'0 11'6 x 5'6 17'5 x 15'3 18'4 x 21'6 13'7 x 12'0 11'4 x 15'10 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	ROUP 2, EXCEPT PLAN BCF eation Nearby,Shopping Nearb ng Floor Main Below Below Below Below Below Below 12 1 1 2	ny,Treed Type Patio Family Room Storage Bedroom Bedroom Bedroom	19'0 x 15 28'9 x 15 5'4 x 6'8 21'6 x 9' 10'0 x 9' # of Pieces	5'6 5'3 2'2 2'2 Ensuite? No
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences:	Electricity,Natural Ga: LOT 164 PLAN NWP In Suite Laundry,Stor Central Location,Golf ClthWsh/Dryr/Frdg/Si Homelife Advantage I Type Foyer Dining Room Kitchen Living Room Family Room Bedroom Primary Bedroom 1,611 sqft 0 sqft 1,173 sqft 0 sqft 2,784 sqft	s,Sanitary Sewer,Storm Sewer,Wa 67204 NWD DISTRICT LOT 353 G age ^c Course Nearby,Paved Road,Recre tve/DW,Smoke Alarm,Vaulted Ceili Realty (Central Valley) Ltd. Dimensions 3'6 x 4'7 17'10 x 7'0 11'6 x 5'6 17'5 x 15'3 18'4 x 21'6 13'7 x 12'0 11'4 x 15'10 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	ROUP 2, EXCEPT PLAN BCF eation Nearby,Shopping Nearb ng Floor Main Below Below Below Below Below Below Below Below Below Below	ny,Treed Type Patio Family Room Storage Bedroom Bedroom Bedroom	19'0 x 15 28'9 x 15 5'4 x 6'8 21'6 x 9' 10'0 x 9' # of Pieces	5'6 5'3 2'2 2'2 Ensuite? No

Seize the chance to own nearly half an acre (17,424 sq. ft.) of prime real estate with breathtaking mountain and valley views. This elevated property features 4 spacious bedrooms, 2 baths, and an updated kitchen, providing a solid foundation for your vision. The living and family rooms capture stunning vistas but could use some updates to restore their full potential. A generously sized rec room offers plenty of space for family activities and gatherings. With privacy in mind, the home includes ample parking and a secluded driveway, all while maintaining quick access to the highway and the convenience of Delair Park nearby. What sets this property apart is the potential to assemble with the neighboring property, making it a unique opportunity for future development or a sound investment.

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