## 412 ALBERTA STREET NEW WESTMINSTER

The Heights NW, V3L 3J7

Residential Detached \$1,328,000 (LP)

Depth/Size (ft):	100.48	Bedrooms:	2	Approx. Year Built:	1948
rontage (ft):	49.50	Bathrooms:	1	Age:	76
ot Area: (sq.ft.)	4,973.76	Full Baths:	1	Zoning:	RS-1
lood Plain:		Half Baths:	0	Gross Taxes:	\$5,265.35
Rear Yard Exp:				For Tax Year:	2023
/iew:				P.I.D.:	000-941-981
Style of Home:	Corner Unit,Rancher/I	Bungalow	Parking:	Total: 1 - Covered: 1	
Construction:	Frame - Wood		Covered Parking:	1	
Exterior:	Stucco		Parking Access:	Front,Lane	
oundation:			Parking:	DetachedGrge/Carport,C	Open,Other
Rain Screen:			Locker:		
Renovations:			Units in Dev:		
t of Fireplaces:	1 - Fuel: Natural Gas		Distance to:		
Vater Supply:	City/Municipal		Title to Land:	Freehold NonStrata	
Fuel/Heating:	Forced Air		Property Disc:	Yes	
Outdoor Area:	Fenced Yard		PAD Rental:		
Type of Roof:	Asphalt		Fixtures Leased:	No	
Floor Finish:	Vinyl/Linoleum,Carpet		Fixtures Rmvd:	No	
Mgmt. Company: Complex / Subdiv: Services Connected:	•	s,Sanitary Sewer,Storm Sewer,Wa			
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	LOT F, SUB BLOCK 4 Central Location,Golf ClthWsh/Dryr/Frdg/St	I, PLAN NWP8995, GROUP 1, NE Course Nearby,Lane Access,Pave ve/DW,Drapes/Window Coverings	W WESTMINSTER LAND DIS d Road,Private Yard,Recreatio	on Nearby	
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	LOT F, SUB BLOCK 4 Central Location,Golf ClthWsh/Dryr/Frdg/St Stonehaus Realty Con	PLAN NWP8995, GROUP 1, NE Course Nearby,Lane Access,Pave ve/DW,Drapes/Window Coverings rp. <b>Dimensions</b>	W WESTMINSTER LAND DIS d Road,Private Yard,Recreatic Refrigerator,Stove,Windows -	on Nearby Thermo	Dimensions
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	LOT F, SUB BLOCK 4 Central Location,Golf ClthWsh/Dryr/Frdg/St Stonehaus Realty Con <b>Type</b> Living Room	PLAN NWP8995, GROUP 1, NE Course Nearby,Lane Access,Pave ve/DW,Drapes/Window Coverings rp. <b>Dimensions</b> 17'2 x 11'1	W WESTMINSTER LAND DIS d Road,Private Yard,Recreatic Refrigerator,Stove,Windows -	on Nearby Thermo	Dimensions
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	LOT F, SUB BLOCK 4 Central Location,Golf ClthWsh/Dryr/Frdg/St Stonehaus Realty Con <b>Type</b> Living Room Foyer	PLAN NWP8995, GROUP 1, NE Course Nearby,Lane Access,Pave ve/DW,Drapes/Window Coverings rp. <b>Dimensions</b> 17'2 x 11'1 6' x 3'7	W WESTMINSTER LAND DIS d Road,Private Yard,Recreatic Refrigerator,Stove,Windows -	on Nearby Thermo	Dimensions
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	LOT F, SUB BLOCK 4 Central Location,Golf ClthWsh/Dryr/Frdg/St Stonehaus Realty Con <b>Type</b> Living Room Foyer Primary Bedroom	PLAN NWP8995, GROUP 1, NE Course Nearby,Lane Access,Pave ve/DW,Drapes/Window Coverings rp. Dimensions 17'2 x 11'1 6' x 3'7 11' x 10'2	W WESTMINSTER LAND DIS d Road,Private Yard,Recreatic Refrigerator,Stove,Windows -	on Nearby Thermo	Dimensions
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main	LOT F, SUB BLOCK 4 Central Location,Golf ClthWsh/Dryr/Frdg/St Stonehaus Realty Con Type Living Room Foyer Primary Bedroom Bedroom	PLAN NWP8995, GROUP 1, NE Course Nearby,Lane Access,Pave ve/DW,Drapes/Window Coverings rp. Dimensions 17'2 x 11'1 6' x 3'7 11' x 10'2 9'2 x 9'	W WESTMINSTER LAND DIS d Road,Private Yard,Recreatic Refrigerator,Stove,Windows -	on Nearby Thermo	Dimensions
Agmt. Company: complex / Subdiv: cervices Connected: egal: menities: site Influences: reatures: ceatures: cylaw Restric: .isting Broker(s): loor lain lain lain lain lain	LOT F, SUB BLOCK 4 Central Location,Golf ClthWsh/Dryr/Frdg/St Stonehaus Realty Con <b>Type</b> Living Room Foyer Primary Bedroom Bedroom Kitchen	PLAN NWP8995, GROUP 1, NE Course Nearby,Lane Access,Pave ve/DW,Drapes/Window Coverings rp. Dimensions 17'2 x 11'1 6' x 3'7 11' x 10'2 9'2 x 9' 13'5 x 9'	W WESTMINSTER LAND DIS d Road,Private Yard,Recreatic Refrigerator,Stove,Windows -	on Nearby Thermo	Dimensions
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main	LOT F, SUB BLOCK 4 Central Location,Golf ClthWsh/Dryr/Frdg/St Stonehaus Realty Con <b>Type</b> Living Room Foyer Primary Bedroom Bedroom Kitchen	PLAN NWP8995, GROUP 1, NE Course Nearby,Lane Access,Pave ve/DW,Drapes/Window Coverings rp. Dimensions 17'2 x 11'1 6' x 3'7 11' x 10'2 9'2 x 9' 13'5 x 9'	W WESTMINSTER LAND DIS d Road,Private Yard,Recreatic Refrigerator,Stove,Windows -	on Nearby Thermo Type	Dimensions Pieces Ensuite?
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Floor Main Main Main Main Main Main Main	LOT F, SUB BLOCK 4 Central Location,Golf ClthWsh/Dryr/Frdg/St Stonehaus Realty Con <b>Type</b> Living Room Foyer Primary Bedroom Bedroom Kitchen Laundry	PLAN NWP8995, GROUP 1, NE Course Nearby,Lane Access,Pave ve/DW,Drapes/Window Coverings rp. <b>Dimensions</b> 17'2 x 11'1 6' x 3'7 11' x 10'2 9'2 x 9' 13'5 x 9' 8'3 x 6'6	W WESTMINSTER LAND DIS d Road,Private Yard,Recreatic Refrigerator,Stove,Windows -	on Nearby Thermo Type	
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Cloor Main Main Main Main Main Main Main Finished Floor (Main): Cinished Floor (Above):	LOT F, SUB BLOCK 4 Central Location,Golf ClthWsh/Dryr/Frdg/St Stonehaus Realty Con Type Living Room Foyer Primary Bedroom Bedroom Kitchen Laundry 806 sqft	PLAN NWP8995, GROUP 1, NE Course Nearby,Lane Access,Pave ve/DW,Drapes/Window Coverings rp. Dimensions 17'2 x 11'1 6' x 3'7 11' x 10'2 9'2 x 9' 13'5 x 9' 8'3 x 6'6 # Of Rooms:	W WESTMINSTER LAND DIS d Road,Private Yard,Recreatic Refrigerator,Stove,Windows -	on Nearby Thermo Type Bathroom Floor # of	Pieces Ensuite?
Agmt. Company: Complex / Subdiv: Gervices Connected: .egal: Amenities: Gite Influences: Geatures: Bylaw Restric: .isting Broker(s): loor lain lain lain lain lain lain lain lain	LOT F, SUB BLOCK 4 Central Location,Golf ClthWsh/Dryr/Frdg/St Stonehaus Realty Con Type Living Room Foyer Primary Bedroom Bedroom Kitchen Laundry 806 sqft 0 sqft	PLAN NWP8995, GROUP 1, NE Course Nearby,Lane Access,Pave ve/DW,Drapes/Window Coverings rp. Dimensions 17'2 x 11'1 6' x 3'7 11' x 10'2 9'2 x 9' 13'5 x 9' 8'3 x 6'6 # Of Rooms: # Of Kitchens:	W WESTMINSTER LAND DIS d Road,Private Yard,Recreatic Refrigerator,Stove,Windows -	on Nearby Thermo Type Bathroom Floor # of	Pieces Ensuite?
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	LOT F, SUB BLOCK 4 Central Location,Golf ClthWsh/Dryr/Frdg/St Stonehaus Realty Con Type Living Room Foyer Primary Bedroom Bedroom Kitchen Laundry 806 sqft 0 sqft 0 sqft	PLAN NWP8995, GROUP 1, NE Course Nearby,Lane Access,Pave ve/DW,Drapes/Window Coverings rp. Dimensions 17'2 x 11'1 6' x 3'7 11' x 10'2 9'2 x 9' 13'5 x 9' 8'3 x 6'6 # Of Rooms: # Of Kitchens: # Of Levels:	W WESTMINSTER LAND DIS d Road,Private Yard,Recreatic Refrigerator,Stove,Windows -	on Nearby Thermo Type Bathroom Floor # of	Pieces Ensuite?
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): 	LOT F, SUB BLOCK 4 Central Location,Golf ClthWsh/Dryr/Frdg/St Stonehaus Realty Con Type Living Room Foyer Primary Bedroom Bedroom Kitchen Laundry 806 sqft 0 sqft 0 sqft 0 sqft 0 sqft	PLAN NWP8995, GROUP 1, NE Course Nearby,Lane Access,Pave ve/DW,Drapes/Window Coverings rp. Dimensions 17'2 x 11'1 6' x 3'7 11' x 10'2 9'2 x 9' 13'5 x 9' 8'3 x 6'6 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	W WESTMINSTER LAND DIS d Road,Private Yard,Recreatic Refrigerator,Stove,Windows -	on Nearby Thermo Type Bathroom Floor # of	Pieces Ensuite?
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): 	LOT F, SUB BLOCK 4 Central Location,Golf ClthWsh/Dryr/Frdg/St Stonehaus Realty Con Type Living Room Foyer Primary Bedroom Bedroom Kitchen Laundry 806 sqft 0 sqft 0 sqft 0 sqft 806 sqft	PLAN NWP8995, GROUP 1, NE Course Nearby,Lane Access,Pave ve/DW,Drapes/Window Coverings rp. Dimensions 17'2 x 11'1 6' x 3'7 11' x 10'2 9'2 x 9' 13'5 x 9' 8'3 x 6'6 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	W WESTMINSTER LAND DIS d Road,Private Yard,Recreatic Refrigerator,Stove,Windows -	on Nearby Thermo Type Bathroom Floor # of	Pieces Ensuite?

Nestled in the highly sought-after "Heights" neighborhood of New Westminster, this charming single-story home offers a unique opportunity for those looking to invest in a property with immense potential. This corner lot property offers lane access to a detached garage and holds immense potential. The cozy interior offers a manageable living space with the potential for personalization and growth and the home has seen recent updates, including newer roofs and a modern furnace. The south-facing backyard is a standout feature, boasting a bountiful assortment of red & yellow raspberry bushes-ideal for gardening enthusiasts. Located in the vibrant Sapperton area, close to parks, schools, and amenities. Perfect for builders or those entering the market. Don't miss this rare opportunity!

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