

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1993
Frontage (ft):		Bathrooms:	0	Age:	31
Lot Area:		Full Baths:	0	Zoning:	RML
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,402.67
Rear Yard Exp:		Maint. Fee:	458.00	For Tax Year:	2024
View:	No			P.I.D.:	018-354-564

Style of Home:	Ground Level Unit	Parking:	
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Stucco	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	Community	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	No
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Metal,Torch-On	Fixtures Leased:	
Floor Finish:	Laminate	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	
Complex / Subdiv:	Wedgewood
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 15, PLAN LMS979, PART SE1/4, SECTION 19, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH ANINTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Air Cond./Central,Club House,Elevator,Exercise Centre,Guest Suite,In Suite Laundry,Storage,Swirlpool/Hot Tub,Wheelchair Access,Workshop Attached
Site Influences:	Adult Oriented,Central Location,Cul-de-Sac,Gated Complex,Private Setting,Private Yard
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Age Restrictions,Rentals Allowed,Rentals Not Allowed
Listing Broker(s):	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'2 x 10'2			
Main	Dining Room	11'10 x 10'3			
Main	Living Room	11'10 x 12'4			
Main	Primary Bedroom	16'2 x 11'3			
Main	Bedroom	9'6 x 11'10			
Main	Laundry	8'6 x 5'11			

Finished Floor (Main):	1,121 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1			No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Suite:				
Finished Floor (Total):	1,121 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,121 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:	Cats: No, Dogs: No			

Welcome to The Wedgewood – Abbotsford’s Hidden Gem! Centrally located in a gated complex with beautiful gardens, this 2-bed, 2-bath ground-floor unit features a rare, expansive almost 700sf patio and is wheelchair-friendly with enlarged doorways and accessible showers. Strata fees include heat, electricity, and gas, perfect for those on a fixed income. Enjoy gorgeous renovations and community amenities like a spa, library, games room, and more. Walk to Garden Park Tower, shops, and eateries. 55+ community, available for immediate occupancy.