

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	1983
Frontage (ft):	26.00	Bathrooms:	3	Age:	41
Lot Area: (sq.ft.)	7,637.00	Full Baths:	2	Zoning:	R-1B
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,423.25
Rear Yard Exp:	Southwest			For Tax Year:	2024
View:	Yes			P.I.D.:	003-039-897

Style of Home:	Split Entry	Parking:	Total: 4 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Single,Open
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	2 - Fuel: Electric,Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Vinyl/Linoleum	Fixtures Rmvd:	No

View:	Yes : Park
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 479 SECTION 19 TOWNSHIP 13 NEW WESTMINSTER DISTRICT 62271
Amenities:	
Site Influences:	Central Location,Cul-de-Sac,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Clothes Dryer,Clothes Washer,CltHwsh/Dryr/Frdg/Stve/DW,Dishwasher,Garage Door Opener,Microwave,Refrigerator,Storage Shed,Stove
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'8 x 10'5	Below	Bedroom	9'2 x 10'5	Below	Den	8' x 6'4
Main	Living Room	15'1 x 11'	Below	Laundry	13'2 x 10'5			
Main	Dining Room	9' x 11'3	Below	Kitchen	14'9 x 7'6			
Main	Primary Bedroom	13'2 x 10'5	Below	Living Room	14'9 x 10'9			
Main	Bedroom	9'2 x 10'5	Below	Dining Room	6'7 x 5'4			
Main	Bedroom	9'1 x 9'3	Below	Bedroom	12'4 x 9'3			
Main	Foyer	6'5 x 3'7	Below	Laundry	6' x 4'			

Finished Floor (Main):	1,067 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,088 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	2	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite			
Finished Floor (Total):	2,155 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	2,155 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Welcome Home! Beautifully, Updated Home on a quiet cul-de-sac in Aldergrove. Main floor boasts Open Concept Living. Kitchen has white shaker cabinets w/pantry, quartz, Large Island, SS appliances & Gas Stove. The Dining & Living area have plenty of windows, Valor Gas Fireplace w/ easy flow to the Professionally Covered Patio overlooking the Private Back Yard -7,600 sf. 3 Good size bedrooms & 1 & 1/2 baths. Downstairs has bedroom/den and large laundry room for upstairs use. Downstairs suite includes Kitchen, Eating Area, Family Room 1 Bed, Full Bath, Laundry & Private Entrance. Garage & Shed. Upgrades list in pictures incl. wide plank floors, furnace, hw. windows/Doors. Home is like new. Steps to Schools & Parks Mins to Amenities, Hwy 1, Border.