

Depth/Size (ft):	32.6	Bedrooms:	3	Approx. Year Built:	1982
Frontage (ft):	164.69	Bathrooms:	3	Age:	42
Lot Area: (sq.ft.)	5,380.00	Full Baths:	1	Zoning:	R-1B
Flood Plain:	No	Half Baths:	2	Gross Taxes:	\$4,763.58
Rear Yard Exp:	South			For Tax Year:	2024
View:	No			P.I.D.:	002-824-671

Style of Home:	3 Level Split,Split Entry	Parking:	Total: 3
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Mixed,Vinyl	Parking Access:	Front
Foundation:		Parking:	Carport; Single,Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	No
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Tile,Vinyl/Linoleum,Carpet	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 433, PLAN NWP61620, SECTION 19, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT
Amenities:	None
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Stonehaus Realty Corp., Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Primary Bedroom	13'4 x 10'4	Below	Foyer	5'5 x 3'8
Above	Bedroom	9'7 x 9'1	Below	Laundry	12'8 x 11'6
Above	Bedroom	9'1 x 8'10	Below	Storage	19'11 x 11'6
Main	Kitchen	13'4 x 9'11			
Main	Living Room	17'7 x 12'11			
Main	Dining Room	9'11 x 7'10			
Below	Family Room	21'1 x 11'4			

Finished Floor (Main):	1,095 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	531 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	2	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	1,626 sqft	Crawl/Bsmt Height:	2'5			
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,626 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Welcome to your new home! In a highly sought-after & terrific location, this beautiful 3-level split home features a spacious floor plan with 3 bedrooms, a large & spacious kitchen with stainless steel appliances, a large living room, dining room & family room that spills out to a beautiful flat SOUTH-FACING backyard perfect for entertaining & bbq's. Updates include a new furnace in (2012); in 2023 a new roof, driveway, gutters, and fascia where installed. This is a very clean home, its move in ready and walking distance to the high school, middle school, grocery stores, Shoppers, the library, the rec center with waterslides a pool and ice rink and the upcoming Aldergrove Town Center! This is a Solid Home in a spectacular location. Don't miss this one—schedule your viewing today!