78 32718 GARIBALDI DRIVE ABBOTSFORD

Abbotsford West, V2T 5T6

Residential Attached \$450,000 (LP)

Townhouse	Abbotsford West, V2T 5T6					\$450,000 (LP	
Depth/Size (ft):		Bedrooms:	2	Approx. Year Buil	lt: 1985		
rontage (ft):		Bathrooms:	2	Age:	39		
.ot Area:		Full Baths:	2	Zoning:	RM4	5	
lood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,53	30.42	
Rear Yard Exp:		Maint. Fee:	406.98	For Tax Year:	2024		
/iew:	No			P.I.D.:		987-089	
Style of Home:	Ground Level Unit		Parking:	Total: 1 - Covered:	1		
Construction:	Frame - Wood		Covered Parking:	1			
xterior:	Vinyl		Parking Access:	Front			
oundation:			Parking:	Carport; Single			
ain Screen:			Locker:	No			
lenovations:			Units in Dev:				
of Fireplaces:	0 - Fuel:		Distance to:				
/ater Supply:	City/Municipal		Title to Land:	Freehold Strata			
uel/Heating:	Baseboard,Electric		Property Disc:	Yes			
Outdoor Area:	Patio(s)		PAD Rental:				
ype of Roof:	Asphalt		Fixtures Leased:	No			
Floor Finish:	Laminate		Fixtures Rmvd:	No			
/iew:	No						
-	No Homelife Advantage F	lealty - 604-859-3141					
Mgmt. Company:	Homelife Advantage F Fircrest Estate						
Mgmt. Company: Complex / Subdiv:	Homelife Advantage F Fircrest Estate Electricity,Natural Gas	s,Sanitary Sewer,Water					
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Fircrest Estates! This beautiful 2 bed/2 bath ground floor unit is over 1100 sq ft. This bright & spacious home has Ig sliding doors at each end of the living space providing easy access to an outdoor patio & shared greenspace with a southern exposure in the rear & patio in the front. This unit has been completely renovated over the years & has been well maintained. High end flooring through out & pot lights in the main living area provides a touch of elegance. The kitchen is equipped with S/S appliances, Quartz? countertops, tile backsplash, ample cupboards & eating bar. Unique to this unit is the full ensuite off of the PBED. This 55+ complex has a well run Strata & is conveniently located near transit & is in walking distance to shopping and all amenities. Call today to book a showing!

The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.