

<b>Depth/Size (ft):</b>	139	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1990
<b>Frontage (ft):</b>	56.48	<b>Bathrooms:</b>	3	<b>Age:</b>	34
<b>Lot Area: (sq.ft.)</b>	7,834.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RF
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,498.98
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2024
<b>View:</b>				<b>P.I.D.:</b>	013-871-382

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick,Mixed	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Electricity,Natural Gas,Sanitary Sewer,Storm Sewer

**Legal:** LOT 20 SECTION 9 BLOCK 5 NORTH RANGE 1 WEST NEW WESTMINSTER DISTRICTPLAN 81478

**Amenities:**

**Site Influences:** Private Yard,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:**

**Listing Broker(s):** Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 11'1"	Above	Bedroom	10'6" x 10'
Main	Dining Room	10' x 11'	Above	Bedroom	10'6" x 10'
Main	Kitchen	12'6" x 9'	Above	Bedroom	16'7" x 9'6"
Main	Family Room	19'6" x 13'7"			
Main	Eating Area	11' x 8'7"			
Main	Den	12' x 9'7"			
Above	Primary Bedroom	15'6" x 12'			

<b>Finished Floor (Main):</b>	1,240 sqft	<b># Of Rooms:</b>	10	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,042 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	2,282 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	2,282 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

Discover this beautifully updated 4-bedroom plus den home in the desirable Fraser Heights area. Boasting a generous family room and a gourmet kitchen with all new cabinets and appliances. Recent improvements include a newer roof, garage door, and furnace, making it truly move-in ready. Enjoy the tranquility of a quiet neighborhood. The large, fully fenced backyard offers privacy and ample space for family activities. Close to highway #1, #17, shopping, restaurants, buses and all schools. This affordable home is a rare find—don't miss! Open houses Oct 11 and 12, 2-4pm.