

Depth/Size (ft):	Bedrooms:	1	Approx. Year Built:	1996
Frontage (ft):	Bathrooms:	1	Age:	28
Lot Area:	Full Baths:	1	Zoning:	RES
Flood Plain:	Half Baths:	0	Gross Taxes:	\$1,376.12
Rear Yard Exp:	Maint. Fee:	259.06	For Tax Year:	2023
View:			P.I.D.:	023-510-234

Style of Home:	Other	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Stucco	Parking Access:	Front
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	
Renovations:		Units in Dev:	27 - Total Units in Strata: 27
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:	Laminate	Fixtures Rmvd:	

View:

Mgmt. Company: SELF MANAGED

Complex / Subdiv: GRANT GARDENS

Services Connected: Electricity,Natural Gas

Legal: STRATA LOT 10, PLAN LMS2512, DISTRICT LOT 466, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

Amenities: Bike Room,Elevator,Exercise Centre,In Suite Laundry

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict: Pets Allowed w/Rest.

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

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	12'0 x 13'3			
Main	Living Room	12'2 x 10'4			
Main	Dining Room	9'4 x 9'1			
Main	Kitchen	7'9 x 11'4			
Main	Foyer	3'10 x 4'9			
Main	Storage	7'4 x 5'7			
Main	Patio	8'10 x 7'8			

Finished Floor (Main):	740 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	740 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	740 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to Grant Gardens! Don't miss this move-in ready 1-bedroom, 1-bathroom gem, fully upgraded for modern living. Featuring new laminate flooring, a beautifully reimagined kitchen with stainless steel appliances and quartz countertops, and an open-concept dining and living area with updated lighting and a cozy gas fireplace. Step out onto your covered patio—perfect for year-round BBQs! This home also offers in-suite laundry and a convenient in suite storage room. Enjoy easy access to shops and services on Prairie Ave, including Save-On-Foods, Starbucks, and schools like Birchland Elementary and Terry Fox Secondary. Close to the West Coast Express, transit, and Lougheed Highway. An excellent, self-managed building—ready for you to call home!