R2936654 Apartment/Condo

411 12155 191B STREET PITT MEADOWS

Central Meadows, V3Y 2S2

Residential Attached \$675,000 (LP)

Depth/Size (ft):		Bedrooms:	2	Approx. Year Buil	l t: 1996	6
rontage (ft):		Bathrooms:	2	Age:	28	
.ot Area:		Full Baths:	2	Zoning:	TC	
Flood Plain:		Half Baths:	0	Gross Taxes:	\$3,20	01.00
Rear Yard Exp:		Maint. Fee:	495.00	For Tax Year:	2023	3
/iew:	No			P.I.D.:	023-	669-381
ityle of Home:	Penthouse		Parking:	Total: 2 - Covered:	2	
Construction:	Frame - Wood		Covered Parking:	2		
xterior:	Vinyl,Wood		Parking Access:			
oundation:			Parking:	Garage; Undergro	und,Visitor Parkiı	ng
ain Screen:			Locker:	Yes		
enovations:	Partly		Units in Dev:	- Total Units in Stra	ata: 68	
of Fireplaces:	1 - Fuel: Gas - Propan	e	Distance to:			
ater Supply:	City/Municipal		Title to Land:	Freehold Strata		
uel/Heating:	Baseboard,Electric		Property Disc:	Yes		
outdoor Area:	Balcony(s)		PAD Rental:			
ype of Roof:	Torch-On		Fixtures Leased:	No		
loor Finish:	Laminate		Fixtures Rmvd:	No		
Igmt. Company: complex / Subdiv: fervices Connected: egal:	EDGEPARK MANOR Electricity,Natural Gas PL LMS1934 LT 125 E PROPERTY IN PROP	ES LTD - 604-464-7548 s,Sanitary Sewer,Water 3LK 6 LD 36 SEC 36 RNG 1E MER E 'ORTION TO THE UNIT ENTITLEME! variace Contro In Suite Laundry Store	NT OF THE STRATA LOT AS			
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Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor ain ain ain ain ain ain ain ain ain ain	PROFILE PROPERTII EDGEPARK MANOR Electricity,Natural Gas PL LMS1934 LT 125 E PROPERTY IN PROP Bike Room,Elevator,E Central Location,Recr ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest., Royal LePage - Wolster Type Living Room Dining Room Kitchen Den Primary Bedroom Bedroom Storage	A,Sanitary Sewer,Water BLK 6 LD 36 SEC 36 RNG 1E MER E PORTION TO THE UNIT ENTITLEMEN eation Nearby,Shopping Nearby ve/DW Rentals Allowed encroft Dimensions 12'9 x 14'6 11'6 x 9'4 9'0 x 10'0 9'0 x 8'0 13'9 x 11'1 9'5 x 13'9 4'6 x 5'6 # Of Rooms:	NT OF THE STRATA LOT AS ge,Swirlpool/Hot Tub Floor Main	SHOWN ON FORM 1 Type Foyer Bathroom Floor	OR V, AS APPRO Dimen 7'11 x 5	SPRIATE.
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor ain ain ain ain ain ain ain ain ain ain	PROFILE PROPERTII EDGEPARK MANOR Electricity,Natural Gas PL LMS1934 LT 125 E PROPERTY IN PROP Bike Room,Elevator,E Central Location,Recr CithWsh/Dryr/Frdg/St Pets Allowed w/Rest., Royal LePage - Wolster Type Living Room Dining Room Dining Room Kitchen Den Primary Bedroom Bedroom Storage 1,196 sqft 0 sqft	s,Sanitary Sewer,Water BLK 6 LD 36 SEC 36 RNG 1E MER E PORTION TO THE UNIT ENTITLEMEN xercise Centre,In Suite Laundry,Storal eation Nearby,Shopping Nearby ve/DW Rentals Allowed encroft Dimensions 12'9 x 14'6 11'6 x 9'4 9'0 x 10'0 9'0 x 8'0 13'9 x 11'1 9'5 x 13'9 4'6 x 5'6 # Of Rooms: # Of Kitchens:	NT OF THE STRATA LOT AS ge,Swirlpool/Hot Tub Floor Main 8 1	SHOWN ON FORM 1 Type Foyer Bathroom Floor Main	OR V, AS APPRO Dimen 7'11 x 5 # of Pieces 4	DPRIATE. sions 5'0 Ensuite? Yes
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain ain ain ain ain ain ain ain ain	PROFILE PROPERTII EDGEPARK MANOR Electricity,Natural Gas PL LMS1934 LT 125 E PROPERTY IN PROP Bike Room,Elevator,E Central Location,Recr ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest., Royal LePage - Wolster Type Living Room Dining Room Dining Room Kitchen Den Primary Bedroom Bedroom Storage 1,196 sqft 0 sqft 0 sqft	s,Sanitary Sewer,Water BLK 6 LD 36 SEC 36 RNG 1E MER E PORTION TO THE UNIT ENTITLEMEN xercise Centre,In Suite Laundry,Storal eation Nearby,Shopping Nearby ve/DW Rentals Allowed encroft Dimensions 12'9 x 14'6 11'6 x 9'4 9'0 x 10'0 9'0 x 8'0 13'9 x 11'1 9'5 x 13'9 4'6 x 5'6 # Of Rooms: # Of Kitchens: # Of Levels:	NT OF THE STRATA LOT AS ge,Swirlpool/Hot Tub Floor Main 8 1	SHOWN ON FORM 1 Type Foyer Bathroom Floor Main	OR V, AS APPRO Dimen 7'11 x 5 # of Pieces 4	DPRIATE. sions 5'0 Ensuite? Yes
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Welcome to Edgepark Manor! This 2 bedroom plus den Penthouse boasts one of the largest floorplans in the complex at nearly 1200 sqaure feet. Very spacious and open layout. 2 generously sized bedrooms, both with access to deck. Plenty of natural light with vaulted ceilings in living room, skylight and large windows. Updates include: laminate flooring and paint throughout, bathrooms, kitchen counter and backsplash. Enjoy everything Pitt Meadows has to offer, steps away from shopping, coffee shops, Foamers' Folly, restaurants, parks and more. Short walk for commuters to West Coast Express and minutes to Golden Ears Bridge and Mary Hill Bypass. The unit comes with 2 parking stalls, 1 storage locker and pets are allowed. Book your showing today!

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