

<b>Depth/Size (ft):</b>	87.75	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1972
<b>Frontage (ft):</b>	87.00	<b>Bathrooms:</b>	3	<b>Age:</b>	52
<b>Lot Area: (sq.ft.)</b>	7,634.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	R-1B
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,072.33
<b>Rear Yard Exp:</b>	West			<b>For Tax Year:</b>	2024
<b>View:</b>				<b>P.I.D.:</b>	000-712-540

<b>Style of Home:</b>	2 Storey,Basement Entry	<b>Parking:</b>	Total: 6 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Stucco,Wood	<b>Parking Access:</b>	Front,Side
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single,Open
<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>	Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s),Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile,Carpet	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

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

**Legal:** LOT A, PLAN NWP68515, PART NE1/4, SECTION 19, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT

**Amenities:** Garden,In Suite Laundry,Storage,Workshop Detached

**Site Influences:** Central Location,Paved Road,Private Yard,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Refrigerator,Stove

**Bylaw Restrict:**

**Listing Broker(s):** Dexter Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 13'	Below	Family Room	14' x 11'
Main	Dining Room	11' x 10'	Below	Kitchen	10' x 10'
Main	Kitchen	15' x 10'	Below	Bedroom	11' x 9'
Main	Primary Bedroom	14' x 11'	Below	Laundry	13' x 7'
Main	Bedroom	11' x 9'			
Main	Bedroom	10' x 9'			
Below	Foyer	5' x 10'			

<b>Finished Floor (Main):</b>	1,176 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	2	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Above	2	Yes
<b>Finished Floor (Bsmt):</b>	906 sqft	<b>Suite:</b>	Unauthorized Suite	Below	3	No
<b>Finished Floor (Total):</b>	2,082 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Fully Finished			
<b>Grand Total:</b>	2,082 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

Perfect home on a large corner lot for first time buyers, investors, extended families, and crafts people working from home. Three bedrooms upstairs, a large living and dining room connected to a covered deck, and a large, bright kitchen. And a kitchen and living space down with separate access to the back yard. All beautifully cared for and freshly painted. Two fireplaces add desired coziness. In addition, a large shop, with its own driveway, was built in 2016, and is 720 square feet of possibilities. Large rolling door for the utmost flexibility. The mezzanine adds extra space. The yard is private and fully fenced, ideal for children, pets, and relaxation. Within a two block walk of schools, new downtown centre, and Aldergrove's impressive recreation centre.