

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1980
Frontage (ft):		Bathrooms:	2	Age:	44
Lot Area:		Full Baths:	1	Zoning:	RM 15
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$2,640.92
Rear Yard Exp:		Maint. Fee:	340.00	For Tax Year:	2024
View:	No			P.I.D.:	001-689-312

Style of Home:	2 Storey	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Wood	Parking Access:	Lane
Foundation:		Parking:	Carport; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Fibreglass	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	Wedgewood Estate
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 10, PLAN NWS1220, PART SW1/4, SECTION 21, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGE
Amenities:	Club House
Site Influences:	
Features:	
Bylaw Restrict:	Rentals Allowed
Listing Broker(s):	Royal LePage Global Force Realty, Royal LePage Global Force Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 11'	Above	Bedroom	10'6 x 9'6
Main	Kitchen	10' x 10'			
Main	Eating Area	9'6' x 8'			
Main	Dining Room	11' x 10"			
Main	Laundry	8' x 6'			
Above	Primary Bedroom	20' x 13'			
Above	Bedroom	12' x 11'			

Finished Floor (Main):	708 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	673 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	4	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,381 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,381 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:	No Restriction - Cats: Yes, Dogs: Yes			

Welcome to your dream starter home! This beautifully renovated corner-unit townhome is a rare find. Elegant granite countertops, fresh paint, double-glazed windows, and new flooring and carpet grace every room, offering a blend of style and comfort. The main floor boasts a huge, sunlit living room that opens to a generous west-facing backyard—perfect for relaxing or entertaining. Enjoy a well-appointed kitchen, dining area, powder room, and a versatile laundry area that doubles as extra storage. With three entrances, accessibility and convenience are unparalleled. Upstairs, discover a spacious master bedroom, a full bathroom, and two additional bedrooms filled with abundant natural light. The entire home is bathed in sunshine, creating a warm and inviting atmosphere you'll love coming home