R2943446 House with Acreage

## **8026 AVES TERRACE MISSION**

Mission BC, V4S 1E5

<b>Residential Detached</b>	ł
\$1,598,800 (LP)	)

Depth/Size (ft):	(1.03AC)	Bedrooms:	4	Approx. Year Bui	lt: 1998	3
Frontage (ft):	48.00	Bathrooms:	4	Age:	26	
ot Area: (Acres)	1.03	Full Baths:	3	Zoning:	S20	
lood Plain:		Half Baths:	1	Gross Taxes:	\$7,9	98.74
Rear Yard Exp:				For Tax Year:	2024	1
/iew:				P.I.D.:		083-271
ityle of Home:	2 Storey w/Bsmt.		Parking:	Total: 10 - Covered	d: 3	
Construction:	Frame - Wood		Covered Parking:	3		
xterior:	Mixed,Stucco		Parking Access:	Front		
oundation:			Parking:	Garage; Triple,Ope	en	
ain Screen:			Locker:			
enovations:	Partly		Units in Dev:			
of Fireplaces:	3 - Fuel: Natural Gas	S	Distance to:			
later Supply:	City/Municipal		Title to Land:	Freehold NonStrat	ta	
uel/Heating:	Forced Air,Natural G		Property Disc:	No		
Outdoor Area:	Balcny(s) Patio(s) De	ck(s)	PAD Rental:			
ype of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:	Laminate,Mixed		Fixtures Rmvd:	No		
/Igmt. Company: Complex / Subdiv: Services Connected:	Golf & Country Club Electricity,Natural G	as,Septic				
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Electricity, Natural G PL LMP 22702, LT 6 Golf Course Nearby ClthWsh/Dryr/Frdg/s	as,Septic 5, LD 36, SEC 30, TWP 17 ,Greenbelt,Private Yard Stve/DW,Dishwasher,Hot Tub Spa/S	virlpool,Refrigerator,Stove			
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s):	Electricity,Natural G PL LMP 22702, LT 6 Golf Course Nearby ClthWsh/Dryr/Frdg/s Lighthouse Realty L	as,Septic 5, LD 36, SEC 30, TWP 17 ,Greenbelt,Private Yard Stve/DW,Dishwasher,Hot Tub Spa/S td.				
Igmt. Company: complex / Subdiv: ervices Connected: egal: amenities: ite Influences: eatures: ceatures: aylaw Restric: isting Broker(s):	Electricity,Natural G PL LMP 22702, LT e Golf Course Nearby ClthWsh/Dryr/Frdg/S Lighthouse Realty L	as,Septic 5, LD 36, SEC 30, TWP 17 ,Greenbelt,Private Yard Stve/DW,Dishwasher,Hot Tub Spa/S td. <b>Dimensions</b>	Floor	Туре	Dimen	
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: tylaw Restric: isting Broker(s):	Electricity,Natural G PL LMP 22702, LT 6 Golf Course Nearby ClthWsh/Dryr/Frdg/3 Lighthouse Realty L <b>Type</b> Foyer	as,Septic 5, LD 36, SEC 30, TWP 17 ,Greenbelt,Private Yard Stve/DW,Dishwasher,Hot Tub Spa/S <sup>1</sup> td. <b>Dimensions</b> 8'8 x 11'9	Floor Above	Primary Bedroom	17'1 x	13'1
Igmt. Company: complex / Subdiv: ervices Connected: egal: 	Electricity,Natural G PL LMP 22702, LT 6 Golf Course Nearby ClthWsh/Dryr/Frdg/3 Lighthouse Realty L <b>Type</b> Foyer Den	as,Septic S, LD 36, SEC 30, TWP 17 ,Greenbelt,Private Yard Stve/DW,Dishwasher,Hot Tub Spa/S td. <b>Dimensions</b> 8'8 x 11'9 11'9 x 8'9	Floor Above Above	Primary Bedroom Bedroom	17'1 x 14'10 >	13'1 < 11'2
lgmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor lain lain	Electricity,Natural G PL LMP 22702, LT 6 Golf Course Nearby ClthWsh/Dryr/Frdg/3 Lighthouse Realty L <b>Type</b> Foyer Den Living Room	as,Septic S, LD 36, SEC 30, TWP 17 ,Greenbelt,Private Yard Stve/DW,Dishwasher,Hot Tub Spa/S td. Dimensions 8'8 x 11'9 11'9 x 8'9 16'5 x 13'4	Floor Above Above Above	Primary Bedroom Bedroom Bedroom	17'1 x 14'10 x 14' x 1	13'1 < 11'2 1'6
Igmt. Company: complex / Subdiv: cervices Connected: egal: amenities: site Influences: features: ceatures:	Electricity,Natural G PL LMP 22702, LT 6 Golf Course Nearby ClthWsh/Dryr/Frdg/5 Lighthouse Realty L Type Foyer Den Living Room Dining Room	as,Septic S, LD 36, SEC 30, TWP 17 ,Greenbelt,Private Yard Stve/DW,Dishwasher,Hot Tub Spa/S' td. <b>Dimensions</b> 8'8 x 11'9 11'9 x 8'9 16'5 x 13'4 13'4 x 10'10	Floor Above Above Above Bsmt	Primary Bedroom Bedroom Bedroom Living Room	17'1 x 14'10 x 14' x 1 27'6 x	13'1 < 11'2 1'6 12'8
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Floor Main Main Main Main	Electricity,Natural G PL LMP 22702, LT 6 Golf Course Nearby ClthWsh/Dryr/Frdg/s Lighthouse Realty L Type Foyer Den Living Room Dining Room Kitchen	as,Septic 5, LD 36, SEC 30, TWP 17 ,Greenbelt,Private Yard Stve/DW,Dishwasher,Hot Tub Spa/S' td. <b>Dimensions</b> 8'8 x 11'9 11'9 x 8'9 16'5 x 13'4 13'4 x 10'10 11'11 x 12'11	Floor Above Above Bsmt Bsmt	Primary Bedroom Bedroom Bedroom Living Room Bedroom	17'1 x 14'10 > 14' x 1 27'6 x 14'7 x	13'1 < 11'2 1'6 12'8 12'5
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Toor Iain Iain Iain Iain Iain	Electricity,Natural G PL LMP 22702, LT e Golf Course Nearby ClthWsh/Dryr/Frdg/s Lighthouse Realty L <b>Type</b> Foyer Den Living Room Dining Room Kitchen Family Room	as,Septic S, LD 36, SEC 30, TWP 17 ,Greenbelt,Private Yard Stve/DW,Dishwasher,Hot Tub Spa/S <sup>1</sup> td. <b>Dimensions</b> 8'8 x 11'9 11'9 x 8'9 16'5 x 13'4 13'4 x 10'10 11'11 x 12'11 17'4 x 14'6	Floor Above Above Bsmt Bsmt Bsmt	Primary Bedroom Bedroom Bedroom Living Room Bedroom Dining Room	17'1 x 14'10 > 14' x 1 27'6 x 14'7 x 18'2 x	13'1 < 11'2 1'6 12'8 12'5 6'1
Igmt. Company: complex / Subdiv: eervices Connected: egal: umenities: iste Influences: eatures: cature	Electricity,Natural G PL LMP 22702, LT 6 Golf Course Nearby ClthWsh/Dryr/Frdg/s Lighthouse Realty L Type Foyer Den Living Room Dining Room Kitchen	as,Septic 5, LD 36, SEC 30, TWP 17 ,Greenbelt,Private Yard Stve/DW,Dishwasher,Hot Tub Spa/S' td. <b>Dimensions</b> 8'8 x 11'9 11'9 x 8'9 16'5 x 13'4 13'4 x 10'10 11'11 x 12'11	Floor Above Above Bsmt Bsmt	Primary Bedroom Bedroom Bedroom Living Room Bedroom	17'1 x 14'10 > 14' x 1 27'6 x 14'7 x	13'1 < 11'2 1'6 12'8 12'5 6'1
Igmt. Company: Complex / Subdiv: Gervices Connected: egal: sequites: Get Influences: Get Influ	Electricity,Natural G PL LMP 22702, LT e Golf Course Nearby ClthWsh/Dryr/Frdg/s Lighthouse Realty L <b>Type</b> Foyer Den Living Room Dining Room Kitchen Family Room	as,Septic S, LD 36, SEC 30, TWP 17 ,Greenbelt,Private Yard Stve/DW,Dishwasher,Hot Tub Spa/S <sup>1</sup> td. <b>Dimensions</b> 8'8 x 11'9 11'9 x 8'9 16'5 x 13'4 13'4 x 10'10 11'11 x 12'11 17'4 x 14'6	Floor Above Above Bsmt Bsmt Bsmt	Primary Bedroom Bedroom Bedroom Living Room Bedroom Dining Room	17'1 x 14'10 > 14' x 1 27'6 x 14'7 x 18'2 x	13'1 < 11'2 1'6 12'8 12'5 6'1
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: cylaw Restric: isting Broker(s): loor lain lain lain lain lain lain	Electricity,Natural G PL LMP 22702, LT e Golf Course Nearby ClthWsh/Dryr/Frdg/S Lighthouse Realty L Type Foyer Den Living Room Dining Room Kitchen Family Room Eating Area	as,Septic 5, LD 36, SEC 30, TWP 17 ,Greenbelt,Private Yard Stve/DW,Dishwasher,Hot Tub Spa/S <sup>1</sup> td. <b>Dimensions</b> 8'8 x 11'9 11'9 x 8'9 16'5 x 13'4 13'4 x 10'10 11'11 x 12'11 17'4 x 14'6 17'5 x 9'2	Floor Above Above Bsmt Bsmt Bsmt Bsmt	Primary Bedroom Bedroom Living Room Bedroom Dining Room Storage	17'1 x 14'10 > 14' x 1 27'6 x 14'7 x 18'2 x 12'9 x	13'1 < 11'2 1'6 12'8 12'5 6'1 11'6
Agmt. Company: Complex / Subdiv: Services Connected: egal: Amenities: Site Influences: Features: Bylaw Restric: isting Broker(s): loor lain lain lain lain lain lain lain lain	Electricity,Natural G PL LMP 22702, LT 6 Golf Course Nearby ClthWsh/Dryr/Frdg/5 Lighthouse Realty L Type Foyer Den Living Room Dining Room Kitchen Family Room Eating Area	as,Septic 5, LD 36, SEC 30, TWP 17 ,Greenbelt,Private Yard Stve/DW,Dishwasher,Hot Tub Spa/S' td. <b>Dimensions</b> 8'8 x 11'9 11'9 x 8'9 16'5 x 13'4 13'4 x 10'10 11'11 x 12'11 17'4 x 14'6 17'5 x 9'2 <b># Of Rooms:</b>	Floor Above Above Bsmt Bsmt Bsmt Bsmt Bsmt	Primary Bedroom Bedroom Living Room Bedroom Dining Room Storage Bathroom Floor	17'1 x 14'10 > 14' x 1 27'6 x 14'7 x 18'2 x 12'9 x # of Pieces	13'1 < 11'2 1'6 12'8 12'5 6'1 11'6 Ensuite?
Agmt. Company: Complex / Subdiv: Services Connected: egal: Amenities: Site Influences: Seatures: Sylaw Restric: isting Broker(s): loor lain lain lain lain lain lain lain lain	Electricity,Natural G PL LMP 22702, LT 6 Golf Course Nearby ClthWsh/Dryr/Frdg/5 Lighthouse Realty L Type Foyer Den Living Room Dining Room Kitchen Family Room Eating Area 1,638 sqft 1,095 sqft	as,Septic 5, LD 36, SEC 30, TWP 17 ,Greenbelt,Private Yard Stve/DW,Dishwasher,Hot Tub Spa/S' td. <b>Dimensions</b> 8'8 x 11'9 11'9 x 8'9 16'5 x 13'4 13'4 x 10'10 11'11 x 12'11 17'4 x 14'6 17'5 x 9'2 <b># Of Rooms:</b> <b># Of Rooms:</b> <b># Of Kitchens:</b>	Floor Above Above Bsmt Bsmt Bsmt Bsmt Bsmt 14	Primary Bedroom Bedroom Living Room Bedroom Dining Room Storage Bathroom Floor Main	17'1 x 14'10 > 14' x 1 27'6 x 14'7 x 18'2 x 12'9 x <b># of Pieces</b> 2	13'1 < 11'2 1'6 12'8 12'5 6'1 11'6 Ensuite? No
Agmt. Company: Complex / Subdiv: Services Connected: egal: umenities: Site Influences: Seatures: Sylaw Restric: isting Broker(s): loor lain lai	Electricity,Natural G PL LMP 22702, LT e Golf Course Nearby ClthWsh/Dryr/Frdg/s Lighthouse Realty L Type Foyer Den Living Room Dining Room Kitchen Family Room Eating Area 1,638 sqft 1,095 sqft 1,631 sqft	as,Septic 5, LD 36, SEC 30, TWP 17 ,Greenbelt,Private Yard Stve/DW,Dishwasher,Hot Tub Spa/Si td.	Floor Above Above Bsmt Bsmt Bsmt Bsmt 14 1 3	Primary Bedroom Bedroom Living Room Bedroom Dining Room Storage Bathroom Floor Main Above	17'1 x 14'10 > 14' x 1 27'6 x 14'7 x 18'2 x 12'9 x <b># of Pieces</b> 2 5	13'1 ( 11'2 1'6 12'8 12'5 6'1 11'6 <b>Ensuite?</b> No No
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): 	Electricity,Natural Ga PL LMP 22702, LT e Golf Course Nearby ClthWsh/Dryr/Frdg/s Lighthouse Realty L Type Foyer Den Living Room Dining Room Kitchen Family Room Eating Area 1,638 sqft 1,095 sqft 1,631 sqft 0 sqft	as,Septic 5, LD 36, SEC 30, TWP 17 ,Greenbelt,Private Yard Stve/DW,Dishwasher,Hot Tub Spa/Si td.	Floor Above Above Bsmt Bsmt Bsmt Bsmt 14 1 3	Primary Bedroom Bedroom Bedroom Living Room Bedroom Dining Room Storage Bathroom Floor Main Above Above	17'1 x 14'10 > 14' x 1 27'6 x 14'7 x 18'2 x 12'9 x <b># of Pieces</b> 2 5 5	13'1 ( 11'2 1'6 12'8 12'5 6'1 11'6 Ensuite? No No Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Main): Finished Floor (Below): Finished Floor (Below): Finished Floor (Total):	Electricity,Natural G PL LMP 22702, LT e Golf Course Nearby ClthWsh/Dryr/Frdg/S Lighthouse Realty L Type Foyer Den Living Room Dining Room Kitchen Family Room Eating Area 1,638 sqft 1,631 sqft 0 sqft 4,364 sqft	as,Septic 5, LD 36, SEC 30, TWP 17 ,Greenbelt,Private Yard Stve/DW,Dishwasher,Hot Tub Spa/Si td.	Floor Above Above Bsmt Bsmt Bsmt Bsmt 14 1 3 Other	Primary Bedroom Bedroom Bedroom Living Room Bedroom Dining Room Storage Bathroom Floor Main Above Above	17'1 x 14'10 > 14' x 1 27'6 x 14'7 x 18'2 x 12'9 x <b># of Pieces</b> 2 5 5	13'1 ( 11'2 1'6 12'8 12'5 6'1 11'6 Ensuite? No No Yes

This home checks all the boxes! Sitting on a 1 acre lot, this 4364 sq ft 4 Bedroom and Den home has all the room you need for a growing family, with room for the in-laws/older children in the walk-out basement. Located in a cul-de-sac walking distance to Mission Sports Park and Golf Course it is also a 2 minute drive to Lougheed to head out of town. Inside the executive feeling home, you'll enjoy spacious rooms with high ceilings with well-thought-out floorplan. Spend your days relaxing in the hottub or soaking in the sun on the patio. All of this makes this the perfect place to call home!

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