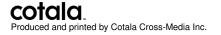
## 1457 AVONDALE STREET COQUITLAM

Burke Mountain, V3E 0B3

riouse/Single Failing	Burke Mountain, V3E 0B3					\$1,330,000 (EI )	
Depth/Size (ft):	0	Bedrooms:	4	Approx. Year Built	t: 2008	2	
Frontage (ft):	U	Bathrooms:	3	Age:	. 2000 16	,	
	4 206 00			Zoning:	RS-8	5	
Lot Area: (sq.ft.)	4,306.00	Full Baths:	2	•			
Flood Plain:	No	Half Baths:	1	Gross Taxes:	. ,	89.62	
Rear Yard Exp:	East			For Tax Year:	2024		
View:				P.I.D.:	027-	253-520	
Style of Home:	2 Storey w/Bsmt.		Parking:	Total: 4 - Covered:	2		
Construction:	Frame - Wood		Covered Parking:	2			
Exterior:	Mixed, Vinyl, Wood		Parking Access:	Front			
Foundation:			Parking:	Garage; Double,Op	ben		
Rain Screen:			Locker:				
Renovations:			Units in Dev:				
# of Fireplaces:	2 - Fuel: Natural Gas		Distance to:				
Water Supply:	City/Municipal		Title to Land:	Freehold NonStrata	a		
Fuel/Heating:	Electric,Forced Air,Natural Gas		Property Disc:	Yes			
Outdoor Area:	Fenced Yard,Patio(s)		PAD Rental:	100			
Type of Roof:	Asphalt		Fixtures Leased:	No			
Floor Finish:	, opnan		Fixtures Rmvd:				
			Tixtures filling.				
View: Mgmt. Company: Complex / Subdiv: Services Connected:		Natural Gas, Sanitary Sewer, Storr					
Mgmt. Company: Complex / Subdiv:	Community,Electricity, LOT 107, PLAN BCP3 Recreation Nearby	32720, SECTION 13, TOWNSHIP	39, NEW WESTMINSTER LAP				
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Community,Electricity, LOT 107, PLAN BCP3 Recreation Nearby ClthWsh/Dryr/Frdg/St Royal LePage West R	32720, SECTION 13, TOWNSHIP ve/DW,Drapes/Window Coverings Real Estate Services	39, NEW WESTMINSTER LAN Garage Door Opener,Microwa	ave,Pantry,Smoke Alarm	Dimon	sions	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Community,Electricity, LOT 107, PLAN BCP3 Recreation Nearby ClthWsh/Dryr/Frdg/St Royal LePage West R	32720, SECTION 13, TOWNSHIP ve/DW,Drapes/Window Coverings Real Estate Services Dimensions	39, NEW WESTMINSTER LAN Garage Door Opener,Microwa	ave,Pantry,Smoke Alarm	Dimen		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main	Community,Electricity, LOT 107, PLAN BCP3 Recreation Nearby ClthWsh/Dryr/Frdg/St Royal LePage West R Type Foyer	32720, SECTION 13, TOWNSHIP ve/DW,Drapes/Window Coverings Real Estate Services Dimensions 10'6 x 10'4	39, NEW WESTMINSTER LAN Garage Door Opener,Microwa Floor Above	ave,Pantry,Smoke Alarm <b>Type</b> Bedroom	11'6 x <sup>-</sup>	11'4	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	Community,Electricity, LOT 107, PLAN BCP3 Recreation Nearby ClthWsh/Dryr/Frdg/St Royal LePage West R Type Foyer Family Room	32720, SECTION 13, TOWNSHIP we/DW,Drapes/Window Coverings Real Estate Services <b>Dimensions</b> 10'6 x 10'4 19'0 x 13'1	39, NEW WESTMINSTER LAN Garage Door Opener,Microwa Floor Above Above	ave,Pantry,Smoke Alarm <b>Type</b> Bedroom Bedroom	11'6 x <sup>-</sup> 10'1 x <sup>-</sup>	11'4 12'7	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	Community,Electricity, LOT 107, PLAN BCP3 Recreation Nearby ClthWsh/Dryr/Frdg/St Royal LePage West R Type Foyer Family Room Living Room	32720, SECTION 13, TOWNSHIP we/DW,Drapes/Window Coverings Real Estate Services Dimensions 10'6 x 10'4 19'0 x 13'1 12'10 x 15'1	39, NEW WESTMINSTER LAN Garage Door Opener,Microwa Floor Above Above Above	ave,Pantry,Smoke Alarm <b>Type</b> Bedroom Bedroom Bedroom	11'6 x 10'1 x 10'0 x	11'4 12'7 11'14	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	Community,Electricity, LOT 107, PLAN BCP3 Recreation Nearby ClthWsh/Dryr/Frdg/St Royal LePage West R Type Foyer Family Room Living Room Kitchen	32720, SECTION 13, TOWNSHIP we/DW,Drapes/Window Coverings Real Estate Services Dimensions 10'6 x 10'4 19'0 x 13'1 12'10 x 15'1 11'9 x 14'7	39, NEW WESTMINSTER LAN Garage Door Opener,Microwa Floor Above Above	ave,Pantry,Smoke Alarm <b>Type</b> Bedroom Bedroom	11'6 x <sup>-</sup> 10'1 x <sup>-</sup>	11'4 12'7 11'14	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main	Community,Electricity, LOT 107, PLAN BCP3 Recreation Nearby ClthWsh/Dryr/Frdg/St Royal LePage West R Foyer Family Room Living Room Kitchen Dining Room	32720, SECTION 13, TOWNSHIP we/DW,Drapes/Window Coverings Real Estate Services Dimensions 10'6 x 10'4 19'0 x 13'1 12'10 x 15'1 11'9 x 14'7 12'11 x 12'9	39, NEW WESTMINSTER LAN Garage Door Opener,Microwa Floor Above Above Above	ave,Pantry,Smoke Alarm <b>Type</b> Bedroom Bedroom Bedroom	11'6 x 10'1 x 10'0 x	11'4 12'7 11'14	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main	Community,Electricity, LOT 107, PLAN BCP3 Recreation Nearby ClthWsh/Dryr/Frdg/St Royal LePage West R Foyer Family Room Living Room Kitchen Dining Room Laundry	22720, SECTION 13, TOWNSHIP ve/DW,Drapes/Window Coverings Real Estate Services Dimensions 10'6 × 10'4 19'0 × 13'1 12'10 × 15'1 11'9 × 14'7 12'11 × 12'9 5'11 × 6'10	39, NEW WESTMINSTER LAN Garage Door Opener,Microwa Floor Above Above Above	ave,Pantry,Smoke Alarm <b>Type</b> Bedroom Bedroom Bedroom	11'6 x 10'1 x 10'0 x	11'4 12'7 11'14	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main	Community,Electricity, LOT 107, PLAN BCP3 Recreation Nearby ClthWsh/Dryr/Frdg/St Royal LePage West R Foyer Family Room Living Room Kitchen Dining Room	32720, SECTION 13, TOWNSHIP we/DW,Drapes/Window Coverings Real Estate Services Dimensions 10'6 x 10'4 19'0 x 13'1 12'10 x 15'1 11'9 x 14'7 12'11 x 12'9	39, NEW WESTMINSTER LAN Garage Door Opener,Microwa Floor Above Above Above	ave,Pantry,Smoke Alarm <b>Type</b> Bedroom Bedroom Bedroom	11'6 x 10'1 x 10'0 x	11'4 12'7 11'14	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main	Community,Electricity, LOT 107, PLAN BCP3 Recreation Nearby ClthWsh/Dryr/Frdg/St Royal LePage West R Foyer Family Room Living Room Kitchen Dining Room Laundry	22720, SECTION 13, TOWNSHIP ve/DW,Drapes/Window Coverings Real Estate Services Dimensions 10'6 × 10'4 19'0 × 13'1 12'10 × 15'1 11'9 × 14'7 12'11 × 12'9 5'11 × 6'10	39, NEW WESTMINSTER LAN Garage Door Opener,Microwa Floor Above Above Above	ave,Pantry,Smoke Alarm <b>Type</b> Bedroom Bedroom Bedroom Walk-In Closet	11'6 x 10'1 x 10'0 x	11'4 12'7 11'14	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Above	Community,Electricity, LOT 107, PLAN BCP3 Recreation Nearby ClthWsh/Dryr/Frdg/St Royal LePage West R Foyer Family Room Living Room Kitchen Dining Room Laundry Primary Bedroom	32720, SECTION 13, TOWNSHIP ve/DW,Drapes/Window Coverings Real Estate Services Dimensions 10'6 x 10'4 19'0 x 13'1 12'10 x 15'1 11'9 x 14'7 12'11 x 12'9 5'11 x 6'10 19'3 x 14'0	39, NEW WESTMINSTER LAN s,Garage Door Opener,Microwa Floor Above Above Above Above Above	ave,Pantry,Smoke Alarm <b>Type</b> Bedroom Bedroom Bedroom Walk-In Closet	11'6 x 10'1 x 10'0 x 11'11 x	11'4 12'7 11'14 : 7'2	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Above Finished Floor (Main):	Community,Electricity, LOT 107, PLAN BCP3 Recreation Nearby ClthWsh/Dryr/Frdg/St Royal LePage West R Type Foyer Family Room Living Room Kitchen Dining Room Laundry Primary Bedroom	32720, SECTION 13, TOWNSHIP ve/DW,Drapes/Window Coverings Real Estate Services Dimensions 10'6 x 10'4 19'0 x 13'1 12'10 x 15'1 11'9 x 14'7 12'11 x 12'9 5'11 x 6'10 19'3 x 14'0 # Of Rooms:	39, NEW WESTMINSTER LAN s,Garage Door Opener,Microwa Floor Above Above Above Above Above Above	ave,Pantry,Smoke Alarm <b>Type</b> Bedroom Bedroom Bedroom Walk-In Closet <b>Bathroom Floor</b>	11'6 x 10'1 x 10'0 x 11'11 x # of Pieces	11'4 12'7 11'14 3 7'2 Ensuite?	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Second Main Main Main Main Main Main Main Main	Community,Electricity, LOT 107, PLAN BCP3 Recreation Nearby ClthWsh/Dryr/Frdg/St Royal LePage West R Type Foyer Family Room Living Room Living Room Living Room Laundry Primary Bedroom 1,334 sqft 1,286 sqft	32720, SECTION 13, TOWNSHIP         ave/DW,Drapes/Window Coverings         Real Estate Services         Dimensions         10'6 × 10'4         19'0 × 13'1         12'10 × 15'1         11'9 × 14'7         12'11 × 12'9         5'11 × 6'10         19'3 × 14'0         # Of Rooms:         # Of Kitchens:	39, NEW WESTMINSTER LAN Garage Door Opener,Microwa Floor Above Above Above Above 11	ave,Pantry,Smoke Alarm Type Bedroom Bedroom Bedroom Walk-In Closet Bathroom Floor Main	11'6 x 10'1 x 10'0 x 11'11 x <b># of Pieces</b> 2	11'4 12'7 11'14 : 7'2 Ensuite? No	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Services Floor Main Main Main Main Main Finished Floor (Main): Finished Floor (Below):	Community,Electricity, LOT 107, PLAN BCP3 Recreation Nearby ClthWsh/Dryr/Frdg/St Royal LePage West R Foyer Family Room Living Room Living Room Laundry Primary Bedroom 1,334 sqft 1,286 sqft 0 sqft	32720, SECTION 13, TOWNSHIP         ave/DW,Drapes/Window Coverings         Real Estate Services         Dimensions         10'6 × 10'4         19'0 × 13'1         12'10 × 15'1         11'9 × 14'7         12'11 × 12'9         5'11 × 6'10         19'3 × 14'0         # Of Rooms:         # Of Kitchens:         # Of Levels:	39, NEW WESTMINSTER LAN Garage Door Opener,Microwa Floor Above Above Above Above 11	ave,Pantry,Smoke Alarm Type Bedroom Bedroom Bedroom Walk-In Closet Bathroom Floor Main Above	11'6 x 10'1 x 10'0 x 11'11 x <b># of Pieces</b> 2 4	11'4 12'7 11'14 : 7'2 <b>Ensuite?</b> No No	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Above Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Desmt): Finished Floor (Total): Unfinished Floor:	Community,Electricity, LOT 107, PLAN BCP3 Recreation Nearby ClthWsh/Dryr/Frdg/St Royal LePage West R Foyer Family Room Living Room Living Room Living Room Laundry Primary Bedroom 1,334 sqft 1,286 sqft 0 sqft 2,620 sqft 1,322 sqft	32720, SECTION 13, TOWNSHIP         ave/DW,Drapes/Window Coverings         Real Estate Services         Dimensions         10'6 x 10'4         19'0 x 13'1         12'10 x 15'1         11'9 x 14'7         12'11 x 12'9         5'11 x 6'10         19'3 x 14'0         # Of Rooms:         # Of Kitchens:         # Of Levels:         Suite:	39, NEW WESTMINSTER LAN s,Garage Door Opener,Microwa Floor Above Above Above Above 11 1 3 Full,Separate	ave,Pantry,Smoke Alarm Type Bedroom Bedroom Bedroom Walk-In Closet Bathroom Floor Main Above	11'6 x 10'1 x 10'0 x 11'11 x <b># of Pieces</b> 2 4	11'4 12'7 11'14 : 7'2 <b>Ensuite?</b> No No	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Above Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bsmt): Finished Floor (Total):	Community,Electricity, LOT 107, PLAN BCP3 Recreation Nearby ClthWsh/Dryr/Frdg/St Royal LePage West R Foyer Family Room Living Room Living Room Laundry Primary Bedroom 1,334 sqft 1,286 sqft 0 sqft 0 sqft 2,620 sqft	32720, SECTION 13, TOWNSHIP         ave/DW,Drapes/Window Coverings         Real Estate Services         Dimensions         10'6 × 10'4         19'0 × 13'1         12'10 × 15'1         11'9 × 14'7         12'11 × 12'9         5'11 × 6'10         19'3 × 14'0         # Of Rooms:         # Of Kitchens:         # Of Levels:         Suite:         Crawl/Bsmt Height:         Basement:	39, NEW WESTMINSTER LAN s,Garage Door Opener,Microwa Floor Above Above Above Above Above 11 1 3 Full,Separate Entry,Unfinished	ave,Pantry,Smoke Alarm Type Bedroom Bedroom Bedroom Walk-In Closet Bathroom Floor Main Above	11'6 x 10'1 x 10'0 x 11'11 x <b># of Pieces</b> 2 4	11'4 12'7 11'14 : 7'2 <b>Ensuite?</b> No No	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Above Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Below): Finished Floor (Total): Unfinished Floor:	Community,Electricity, LOT 107, PLAN BCP3 Recreation Nearby ClthWsh/Dryr/Frdg/St Royal LePage West R Foyer Family Room Living Room Living Room Living Room Laundry Primary Bedroom 1,334 sqft 1,286 sqft 0 sqft 2,620 sqft 1,322 sqft	32720, SECTION 13, TOWNSHIP         ave/DW,Drapes/Window Coverings         Real Estate Services         Dimensions         10'6 x 10'4         19'0 x 13'1         12'10 x 15'1         11'9 x 14'7         12'11 x 12'9         5'11 x 6'10         19'3 x 14'0         # Of Rooms:         # Of Kitchens:         # Of Levels:         Suite:         Crawl/Bsmt Height:	39, NEW WESTMINSTER LAN s,Garage Door Opener,Microwa Floor Above Above Above Above 11 1 3 Full,Separate	ave,Pantry,Smoke Alarm Type Bedroom Bedroom Bedroom Walk-In Closet Bathroom Floor Main Above	11'6 x 10'1 x 10'0 x 11'11 x <b># of Pieces</b> 2 4	11'4 12'7 11'14 : 7'2 <b>Ensuite?</b> No No	

This charming 4-bedroom, 2.5-bathroom Morningstar-built home offers a traditional layout perfect for family living. The formal living and dining rooms provide timeless elegance, while updated appliances, hardwood floors, a tankless hot water system, and a new furnace ensure comfort and efficiency. Step outside to your private backyard oasis, where \$100k in professional landscaping creates a serene retreat, with rough-in power for a hot tub. Located near Burke Pioneer Park and within the sought-after Smiling Creek Elementary catchment, this home combines tranquility with convenience. The unfinished basement with separate entrance is ready for you to build your dream rec space, or a suite for mortgage help. A rare opportunity to own a beautifully maintained gem in a prime location!



The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC\* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.