

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2016
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	3	<b>Age:</b>	8
<b>Lot Area:</b>	<b>Full Baths:</b>	2	<b>Zoning:</b>	RM1
<b>Flood Plain:</b>	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,586.25
<b>Rear Yard Exp View:</b>	<b>Maint. Fee:</b>	287.37	<b>For Tax Year:</b>	2024
			<b>P.I.D.:</b>	029-923-107

<b>Style of Home:</b>	3 Storey	<b>Parking:</b>	Total: 2 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Vinyl,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Grge/Double Tandem
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 157
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>	Laminate,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	
<b>Mgmt. Company:</b>	Davin Property Management - 604-594-5643
<b>Complex / Subdiv:</b>	ALBION STATION
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 133 DISTRICT LOT 405 GROUP 1 NEW WESTMINSTERDISTRICT STRATA PLAN EPS1787 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY INPROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Amenities:</b>	Garden,In Suite Laundry,Playground
<b>Site Influences:</b>	Marina Nearby,Private Setting,Recreation Nearby,Rural Setting,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Sprinkler - Fire
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Royal LePage Little Oak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'11 x 3'8	Above	Bedroom	11'10 x 8'9
Main	Kitchen	10'7 x 13'4	Above	Bedroom	11'10 x 8'8
Main	Dining Room	10'8 x 10'2	Above	Laundry	3'8 x 3'0
Main	Living Room	14'3 x 14'11			
Below	Flex Room	14'2 x 9'10			
Above	Primary Bedroom	10'10 x 13'3			
Above	Walk-In Closet	4'4 x 7'7			

<b>Finished Floor (Main):</b>	605 sqft	<b># Of Rooms:</b>	10	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	664 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	275 sqft	<b># Of Levels:</b>	1	Above	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	Yes
<b>Finished Floor (Total):</b>	1,544 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,544 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Welcome Home to family friendly Albion Station, one of Maple Ridge's finest complexes! Drive straight into your driveway for easy access. Sliding patio doors off the kitchen open to a covered deck, offering serene greenbelt views on protected land giving privacy for years to come. This 3 bed (plus flex room), 2.5 baths home will meet all your needs. With quartz countertops, stainless steel Whirlpool appliances, centre island, easy to clean laminate flooring, separate dining space & large living room w/gorgeous fireplace! Centrally located just steps from Albion Elementary, Bruce's Market, Planet Ice, Albion Fairgrounds-Sports Complex, transit and the quick access to Lougheed Hwy. (\*\*1544SF measured/1277SF on strata plan - buyer to verify). Call now! ((OPEN HOUSE SAT DEC 21 @1:30-3:30))