

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

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

View:	
Mgmt. Company:	Davin Property Management - 604-594-5643
Complex / Subdiv:	ALBION STATION
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	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
Amenities:	Garden,In Suite Laundry,Playground
Site Influences:	Marina Nearby,Private Setting,Recreation Nearby,Rural Setting,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Sprinkler - Fire
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	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			

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