102 32145 OLD YALE ROAD ABBOTSFORD

Abbotsford West, V2T 2C8

Residential	Attached
\$384	,900 (LP)

Apartment/Condo	Abbotsford West, V2T 2C8					\$384,900 (LP	
Depth/Size (ft):		Bedrooms:	2	Approx. Year Buil	lt: 1988	}	
Frontage (ft):		Bathrooms:	2	Age:	36		
ot Area:		Full Baths:	2	Zoning:	RML	-	
Flood Plain:	No	Half Baths:	0	Gross Taxes:		60.65	
Rear Yard Exp:	140	Maint. Fee:	525.27	For Tax Year:	پر ب 2024		
View:	No		020.27	P.I.D.:		071-047	
					-	071 0	
Style of Home:	Ground Level Unit		Parking:	Total: 1 - Covered:	1		
Construction:	Frame - Wood		Covered Parking:	1			
Exterior:	Vinyl		Parking Access:	Rear			
Foundation:			Parking:	Garage Underbuilding, Visitor Parking		ng	
Rain Screen:			Locker:	Yes			
Renovations:			Units in Dev:				
# of Fireplaces:	0 - Fuel: None		Distance to:				
Water Supply:	City/Municipal		Title to Land:	Freehold Strata			
Fuel/Heating:	Natural Gas		Property Disc:	Yes			
Outdoor Area:	Patio(s)		PAD Rental:				
Type of Roof:	Asphalt,Other		Fixtures Leased:	No			
Floor Finish:			Fixtures Rmvd:	No			
Mgmt. Company: Complex / Subdiv:	No Associa - 604-591-606 Cypress Park Electricity,Natural Gas,	60 s,Sanitary Sewer,Storm Sewer,Water					
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55+ Patio Level Living at its best. Experience this wonderful 2 bed 2 bath 1234 SF condo. Southern exposure gives you all the light you need in the winter and keeps you cooler in the summer afternoons and comfy all year round with an enclosed wrap around deck equipped with power blinds to increase your livable space above and beyond the unit itself. Full size laundry room and plenty of storage. Room for the dining table and the breakfast table. Large bedroom, and a walk through closet in the master leading you to the ensuite. It's a great corner floor plan, bedrooms separate, then close to the front entry elevator and access to parking spot. Walkability is very good, literally you could go full blown pedestrian. Groceries, transit, Drs, Churches, quick access to the freeway. It's all here.

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.