

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	1991
Frontage (ft):	Bathrooms:	2	Age:	34
Lot Area:	Full Baths:	2	Zoning:	RM-2
Flood Plain:	Half Baths:	0	Gross Taxes:	\$3,495.75
Rear Yard Exp:	Maint. Fee:	357.79	For Tax Year:	2024
View:	Yes		P.I.D.:	017-769-124

Style of Home:	End Unit,Rancher/Bungalow	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	Yes : Greenbelt
Mgmt. Company:	Homelife Advantage - 604-859-3142
Complex / Subdiv:	CREEKSIDE VILLA
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 9, SECTION 20, TOWNSHIP 13, PLAN LMS361, LAND DISTRICT 36
Amenities:	Club House,In Suite Laundry
Site Influences:	Adult Oriented,Central Location,Gated Complex,Greenbelt,Recreation Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener
Bylaw Restrict:	Age Restrictions,Pets Allowed w/Rest.
Listing Broker(s):	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'8 x 14'			
Main	Kitchen	14'5 x 11'4			
Main	Dining Room	14'6 x 9'10			
Main	Foyer	6'1 x 5'8			
Main	Laundry	5'11 x 3'9			
Main	Primary Bedroom	15'1 x 11'1			
Main	Bedroom	13'8 x 10'4			

Finished Floor (Main):	1,225 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,225 sqft	Basement:	Crawl			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,225 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to Creekside Villa a secure gated 55+ complex close to everything Aldergrove has to offer. This bright corner unit has 2 large beds/2 full baths, double garage, nice size deck looking over green space & gas bbq hookup. High efficiency Furnace & hot water tank 6 years, some new light fixtures, blinds & lots of new paint. Living room complete with gas fire place for those cozy evenings. Primary bedroom has lots of room for that king size bed. Lots of storage with a crawl space and Jacobs ladder to the attic. Very well kept unit, nothing to do here but move in and enjoy. The clubhouse is available for social functions, 2 pets allowed, cats or dogs with shoulder height no more than 14 inches. Easy to show, book your viewing today!