34 1938 NORTH PARALLEL ROAD ABBOTSFORD

Abbotsford East, V3G 0H1

Residential Attached \$774,900 (LP)

Depth/Size (ft):		Bedrooms:	3	Approx. Year Buil	lt: 2018	
Frontage (ft):		Bathrooms:	3	Approx. Year Buil	n: 2018 6	
Frontage (ft): Lot Area:		Full Baths:	3 2	Age: Zoning:	ь N53	
Flood Plain:		Half Baths:	2	Gross Taxes:		17 51
	Cauthurat			For Tax Year:	\$2,91	
Rear Yard Exp:	Southwest	Maint. Fee:	230.40		2023	
View:	No			P.I.D.:	030-0	609-925
Style of Home:	2 Storey w/Bsmt.,End I	Unit	Parking:	Total: 4 - Covered:	: 2	
Construction:	Frame - Wood		Covered Parking:	2		
Exterior:	Mixed, Vinyl		Parking Access:			
Foundation:			Parking:	Garage; Double		
Rain Screen:			Locker:	No		
Renovations:			Units in Dev:	34 - Total Units in	Strata: 34	
# of Fireplaces:	1 - Fuel: Electric		Distance to:			
Water Supply:	City/Municipal		Title to Land:	Freehold Strata		
Fuel/Heating:	Electric		Property Disc:	Yes		
Outdoor Area:	Balcny(s) Patio(s) Dck((s)	PAD Rental:			
Type of Roof:	Torch-On		Fixtures Leased:	No		
Floor Finish:	Laminate,Mixed,Carpe	+	Fixtures Rmvd:	No		
	Lammato,					
View:	No					
View: Mgmt. Company:		nagement - 604-858-7368				
		-				
Mgmt. Company:	Homelife Property Mar	mes				
Mgmt. Company: Complex / Subdiv:	Homelife Property Mar Parallel South Townho Electricity,Sanitary Sev STRATA LOT 23, PLAN	mes wer,Water N EPS5046, DISTRICT LOT 352, SECT R WITH AN INTEREST IN THE COMMO				OF THE STRATA LOT
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Prime corner end unit in East Abbotsford blends sophistication & modern living. Features open-concept with spacious dining & sunlit living room. Gourmet kitchen with island, quartz countertops, & stainless-steel appliances—ideal for foodies. Includes air conditioning (heat pump mini split), updated light fixtures, & added sink in laundry. Flooded with natural light, large windows & blackout blinds in bedrooms enhance ambiance & privacy. Master suite with walk-in closet & luxurious en-suite for relaxation. Boasts 3 beds, 3 baths, oversized double garage, & low strata fees. Private backyard & elevated patio overlook landscaped courtyard, perfect for BBQs. Walkable to grocery, gym, Delair Park. Quiet neighbours, good strata council, & easy highway access. 1 cat or 1 dog, no size rest.

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