R2866679 Apartment/Condo

401 30515 CARDINAL AVENUE ABBOTSFORD

Abbotsford West, V2T 0A8

Residential Attached \$424,900 (LP)

Apartment/oondo		Abbotsfor			ψ+2+,500 (L
Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2009
Frontage (ft):		Bathrooms:	1	Age:	15
Lot Area:		Full Baths:	1	Zoning:	
Flood Plain:		Half Baths:	0	Gross Taxes:	\$694.57
Rear Yard Exp:		Maint, Fee:	331.43	For Tax Year:	2023
View:		Marrit. P cc.	001.40	P.I.D.:	027-879-569
					021 010 000
Style of Home:	Upper Unit		Parking:	Total: 2 - Covered: 2	
Construction:	Frame - Wood		Covered Parking:	2	
Exterior:	Mixed,Stone,Vinyl		Parking Access:	Side	
Foundation:			Parking:	Garage Underbuilding, Visitor Parking	
Rain Screen:	Full		Locker:	Yes	
Renovations:			Units in Dev:	188	
# of Fireplaces:	1 - Fuel: Electric		Distance to:		
Water Supply:	City/Municipal		Title to Land:	Freehold Strata	
Fuel/Heating:	Baseboard,Electric		Property Disc:	No	
Outdoor Area:	Balcony(s)		PAD Rental:		
Type of Roof:	Asphalt		Fixtures Leased:		
Floor Finish:	Laminate		Fixtures Rmvd:		
View:					
Mgmt. Company: Complex / Subdiv: Services Connected: Legal:	COMMON PROPER	ewer,Water AN BCS3397, SECTION 25, TOWN TY IN PROPORTION TO THE UNIT			
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BONUS 2 PARKING STALLS! This top floor home has it all! With the building fully restored, this spacious 1 bedroom home offers elegant finishings including quartz countertops and backsplash, stainless appliance package, stacking washer and dryer in a separate laundry room (offering extra storage space in your home) and a terrific patio overlooking the skyline of the Fraser Valley. The bedroom is spacious, as is the walk-in closet. Bright and clean! This home offers it all. Pets are welcome! Up to 2 cats or 1 small dog (with restrictions), and the property is fully rentable making this home a terrific option for all. Located just a few minutes away from Highstreet Shopping Centre, restaurants, entertainment and with easy access to Highway 1, this location cannot be beat!

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.