R2866519 House/Single Family

33090 7TH AVENUE MISSION

Mission BC, V2V 2C8

Residential Detached \$879,000 (LP)

011-892-188

Depth/Size (ft): 120 Frontage (ft): 50.00 Lot Area: (sq.ft.)

6,000.00

Bedrooms: 6 3 Bathrooms: **Full Baths:** 3 Half Baths: 0 Approx. Year Built: 2005 Age: 19 Zoning: RT465 **Gross Taxes:** \$5,799.05 For Tax Year: 2023

Style of Home:

Construction:

Exterior:

Rear Yard Exp:

Flood Plain:

View:

Yes

Total: 4 - Covered: 2 Parking:

Covered Parking: Parking Access:

Units in Dev:

Parking:

Locker:

Carport; Multiple

P.I.D.:

Front

No

Vinyl Foundation:

Rain Screen: Renovations: # of Fireplaces:

0 - Fuel: None

Frame - Wood

2 Storey, Basement Entry

Water Supply: City/Municipal Fuel/Heating: Baseboard, Electric **Outdoor Area:** Fenced Yard, Patio(s) & Deck(s)

Type of Roof:

Asphalt

Distance to: Title to Land:

Freehold NonStrata

Property Disc: PAD Rental:

Fixtures Leased: No Fixtures Rmvd: No

Floor Finish:

View: Yes: River and mountain

Mgmt. Company: Complex / Subdiv:

Services Connected: Electricity, Sanitary Sewer, Water

LOT 10, BLOCK 5, LANDDIST 36, SECTION 21, TWNSHIP 17, PLAN NWP664 Legal:

Amenities: None

Central Location, Recreation Nearby, Shopping Nearby Site Influences:

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restric:

Listing Broker(s): RE/MAX 2000 Realty

Floor	Туре	Dimensions	Floor	Туре	Dimensions
Main	Living Room	16'11 x 14'5	Above	Dining Room	10'4 x 9'10
Main	Kitchen	13'5 x 8'3	Above	Kitchen	11'0 x 10'4
Main	Eating Area	13'5 x 4'11	Above	Primary Bedroom	14'9 x 12'10
Main	Primary Bedroom	15'2 x 12'10	Above	Bedroom	14'5 x 10'11
Main	Bedroom	14'5 x 11'11	Above	Bedroom	11'1 x 10'2
Main	Bedroom	13'5 x 8'3	Above	Foyer	7'11 x 6'4
Above	Living Room	17'3 x 13'7			

Finished Floor (Main): 1,248 sqft Finished Floor (Above): 1,248 sqft Finished Floor (Below): 0 sqft Finished Floor (Bsmt): 0 sqft Finished Floor (Total): 2,496 sqft **Unfinished Floor:** 0 sqft **Grand Total:** 2,496 sqft # Of Rooms: 13 # Of Kitchens: 2 2 # Of Levels: Suite: Other Crawl/Bsmt Height:

Basement: Full **Beds In Bsmt:** 0/6

Of Pets:

Bathroom Floor # of Pieces Ensuite? Main 4 Nο Above 4 No Above 3 Yes

Very well located property near schools, rec center and shopping. This home is divided into two, registered, three bedroom suites each with their own laundry and hydro meters. There are two separate yards with either a deck or balcony area. Both suites have large living rooms, spacious kitchens and primary bedrooms. Originally built with three carports but one covered parking space has been converted to a storage area. Spectacular river and mountain views from the upper suite. Great for investment or two family living.