

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1991
Frontage (ft):	21.32	Bathrooms:	3	Age:	33
Lot Area: (sq.ft.)	6,004.00	Full Baths:	2	Zoning:	SFD
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,947.09
Rear Yard Exp:				For Tax Year:	2022
View:	Yes			P.I.D.:	014-109-581

Style of Home:	2 Storey	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick, Vinyl, Wood	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air, Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate, Tile, Carpet	Fixtures Rmvd:	No

View: Yes : NORTH MOUNTAINS

Mgmt. Company:

Complex / Subdiv:

Services Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Legal: PL 81516 LT 50 DL 395 LD 36 GROUP 1.

Amenities: Storage

Site Influences: Central Location, Cul-de-Sac, Golf Course Nearby, Recreation Nearby, Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Smoke Alarm, Storage Shed, Vacuum - Built In, Windows - Thermo

Bylaw Restrict:

Listing Broker(s): Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

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

Finished Floor (Main):	1,122 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,148 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	2,270 sqft	Crawl/Bsmt Height:	3'5			
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,270 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Nestled among the picturesque landscapes of Maple Ridge, this charming home offers the perfect blend of tranquility and convenience. Located in a family friendly culdasc with Alouette Elem literally steps away. Traditional floor plan with Den, boasts 4 beds up. Your private backyard oasis awaits, featuring a spacious covered patio area, perfect for summer BBQs or quiet evenings spent under the stars. With its idyllic location near Alouette Lake, this home offers endless opportunities for outdoor recreation, including swimming, boating, hiking, and picnicking. Plus, with convenient access to amenities, schools, and transportation, you'll enjoy the best of both worlds – peaceful suburban living with easy access to urban conveniences. Book your private showing! OPEN HOUSE APR.28 2:00-4:00PM