9610 ABERDEEN CRESCENT ROSEDALE

Rosedale, V0X 1X0

Residential	Detached
\$85	0,000 (LP)

	Rosedale, V0X 1X0					\$000,000 (LP)	
Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1980		
Frontage (ft):	30.00	Bathrooms:	2	Age:	44		
Lot Area:		Full Baths:	2	Zoning:	R1A		
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$3,211.20		
Rear Yard Exp:				For Tax Year:	2023		
View:	Yes			P.I.D.:	005-331-897		
Style of Home:	Split Entry		Parking:	Total: 3 - Covered: 1			
Construction:	Frame - Wood		Covered Parking:	1			
Exterior:	Other,Stucco		Parking Access:				
oundation:			Parking:	Garage; Single, RV Pa	ırking Avail.		
Rain Screen:			Locker:				
Renovations:			Units in Dev:				
# of Fireplaces:	1 - Fuel: Wood		Distance to:				
Nater Supply:	City/Municipal		Title to Land:	Freehold NonStrata			
Fuel/Heating:	Forced Air,Natural Gas	S	Property Disc:	No			
Outdoor Area:	Balcony(s),Fenced Yar	rd	PAD Rental:				
Type of Roof:	Other		Fixtures Leased:	No			
Floor Finish:	Vinyl/Linoleum,Carpet		Fixtures Rmvd:	No			
Mgmt. Company:	Yes : Mountains						
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Electricity,Natural Gas LOT 55, PLAN NWP55 None Rural Setting ClthWsh/Dryr/Frdg/Stv	5028, DISTRICT LOT 476, GROU	P 2, NEW WESTMINSTER LA	AND DISTRICT			
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Electricity,Natural Gas LOT 55, PLAN NWP5 None Rural Setting	5028, DISTRICT LOT 476, GROU	P 2, NEW WESTMINSTER LA	AND DISTRICT			
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural Gas LOT 55, PLAN NWP55 None Rural Setting ClthWsh/Dryr/Frdg/Stv HomeLife Advantage I	5028, DISTRICT LOT 476, GROU ve/DW Realty Ltd Dimensions	Floor	Туре	Dimensions		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main	Electricity,Natural Gas LOT 55, PLAN NWP55 None Rural Setting ClthWsh/Dryr/Frdg/Stw HomeLife Advantage I Type Primary Bedroom	5028, DISTRICT LOT 476, GROU ve/DW Realty Ltd Dimensions 12'3 x 11'2	Floor Below	Type Laundry	11'1 x 8'3		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	Electricity,Natural Gas LOT 55, PLAN NWP55 None Rural Setting ClthWsh/Dryr/Frdg/Stw HomeLife Advantage I Type Primary Bedroom Bedroom	5028, DISTRICT LOT 476, GROU ve/DW Realty Ltd Dimensions 12'3 x 11'2 12'2 x 10'8	Floor	Туре			
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	Electricity,Natural Gas LOT 55, PLAN NWP55 None Rural Setting ClthWsh/Dryr/Frdg/Stw HomeLife Advantage I Type Primary Bedroom Bedroom Kitchen	5028, DISTRICT LOT 476, GROU ve/DW Realty Ltd Dimensions 12'3 x 11'2 12'2 x 10'8 10'9 x 11'2	Floor Below	Type Laundry	11'1 x 8'3		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	Electricity,Natural Gas LOT 55, PLAN NWP55 None Rural Setting ClthWsh/Dryr/Frdg/Stv HomeLife Advantage I Type Primary Bedroom Bedroom Kitchen Dining Room	5028, DISTRICT LOT 476, GROU ve/DW Realty Ltd Dimensions 12'3 x 11'2 12'2 x 10'8 10'9 x 11'2 10'8 x 11'11	Floor Below	Type Laundry	11'1 x 8'3		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	Electricity,Natural Gas LOT 55, PLAN NWP55 None Rural Setting ClthWsh/Dryr/Frdg/Sta HomeLife Advantage I Type Primary Bedroom Bedroom Kitchen Dining Room Living Room	5028, DISTRICT LOT 476, GROU ve/DW Realty Ltd Dimensions 12'3 x 11'2 12'2 x 10'8 10'9 x 11'2 10'8 x 11'11 17'11 x 13'1	Floor Below	Type Laundry	11'1 x 8'3		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Below	Electricity,Natural Gas LOT 55, PLAN NWP58 None Rural Setting ClthWsh/Dryr/Frdg/Stv HomeLife Advantage I Type Primary Bedroom Bedroom Kitchen Dining Room Living Room Family Room	5028, DISTRICT LOT 476, GROU ve/DW Realty Ltd Dimensions 12'3 x 11'2 12'2 x 10'8 10'9 x 11'2 10'8 x 11'11 17'11 x 13'1 17'2 x 11'6	Floor Below	Type Laundry	11'1 x 8'3		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Below	Electricity,Natural Gas LOT 55, PLAN NWP55 None Rural Setting ClthWsh/Dryr/Frdg/Sta HomeLife Advantage I Type Primary Bedroom Bedroom Kitchen Dining Room Living Room	5028, DISTRICT LOT 476, GROU ve/DW Realty Ltd Dimensions 12'3 x 11'2 12'2 x 10'8 10'9 x 11'2 10'8 x 11'11 17'11 x 13'1	Floor Below	Type Laundry	11'1 x 8'3		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Below Below	Electricity,Natural Gas LOT 55, PLAN NWP58 None Rural Setting ClthWsh/Dryr/Frdg/Stv HomeLife Advantage I Type Primary Bedroom Bedroom Kitchen Dining Room Living Room Family Room	5028, DISTRICT LOT 476, GROU ve/DW Realty Ltd Dimensions 12'3 x 11'2 12'2 x 10'8 10'9 x 11'2 10'8 x 11'11 17'11 x 13'1 17'2 x 11'6	Floor Below	Type Laundry Storage	11'1 x 8'3		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Below Below Finished Floor (Main):	Electricity,Natural Gas LOT 55, PLAN NWP55 None Rural Setting ClthWsh/Dryr/Frdg/Stw HomeLife Advantage I Type Primary Bedroom Bedroom Kitchen Dining Room Living Room Family Room Bedroom	5028, DISTRICT LOT 476, GROU ve/DW Realty Ltd Dimensions 12'3 x 11'2 12'2 x 10'8 10'9 x 11'2 10'8 x 11'11 17'11 x 13'1 17'2 x 11'6 10'5 x 11'7	Floor Below Below	Type Laundry Storage	11'1 x 8'3 9'2 x 7'5		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Below Below Below Finished Floor (Main): Finished Floor (Above):	Electricity,Natural Gas LOT 55, PLAN NWP55 None Rural Setting ClthWsh/Dryr/Frdg/Stv HomeLife Advantage I Type Primary Bedroom Bedroom Kitchen Dining Room Living Room Family Room Bedroom	5028, DISTRICT LOT 476, GROU ve/DW Realty Ltd Dimensions 12'3 x 11'2 12'2 x 10'8 10'9 x 11'2 10'8 x 11'11 17'11 x 13'1 17'2 x 11'6 10'5 x 11'7 # Of Rooms:	Floor Below Below	Type Laundry Storage Bathroom Floor #	11'1 x 8'3 9'2 x 7'5 of Pieces Ensuite?		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Below Below Finished Floor (Main): Finished Floor (Above): Finished Floor (Below):	Electricity,Natural Gas LOT 55, PLAN NWP55 None Rural Setting ClthWsh/Dryr/Frdg/Stv HomeLife Advantage I Type Primary Bedroom Bedroom Kitchen Dining Room Living Room Family Room Bedroom	5028, DISTRICT LOT 476, GROU ve/DW Realty Ltd Dimensions 12'3 x 11'2 12'2 x 10'8 10'9 x 11'2 10'8 x 11'11 17'11 x 13'1 17'2 x 11'6 10'5 x 11'7 # Of Rooms: # Of Kitchens:	Floor Below Below 9 1	Type Laundry Storage Bathroom Floor # Main 4	11'1 x 8'3 9'2 x 7'5 of Pieces Ensuite? No		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Below Below Below Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bsmt):	Electricity,Natural Gas LOT 55, PLAN NWP58 None Rural Setting ClthWsh/Dryr/Frdg/Sta HomeLife Advantage I Type Primary Bedroom Bedroom Kitchen Dining Room Living Room Family Room Bedroom 1,041 sqft 0 sqft 698 sqft 0 sqft	5028, DISTRICT LOT 476, GROU ve/DW Realty Ltd Dimensions 12'3 × 11'2 12'2 × 10'8 10'9 × 11'2 10'8 × 11'11 17'11 × 13'1 17'2 × 11'6 10'5 × 11'7 # Of Rooms: # Of Kitchens: # Of Levels:	Floor Below Below 9 1 2	Type Laundry Storage Bathroom Floor # Main 4	11'1 x 8'3 9'2 x 7'5 of Pieces Ensuite? No		
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Below Below Below Finished Floor (Main): Finished Floor (Main): Finished Floor (Below): Finished Floor (Below): Finished Floor (Below): Finished Floor (Total): Unfinished Floor:	Electricity,Natural Gas LOT 55, PLAN NWP58 None Rural Setting ClthWsh/Dryr/Frdg/Stv HomeLife Advantage I Type Primary Bedroom Bedroom Kitchen Dining Room Living Room Family Room Bedroom 1,041 sqft 0 sqft 698 sqft 0 sqft 1,739 sqft	5028, DISTRICT LOT 476, GROU ve/DW Realty Ltd Dimensions 12'3 x 11'2 12'2 x 10'8 10'9 x 11'2 10'8 x 11'11 17'1 x 13'1 17'2 x 11'6 10'5 x 11'7 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	Floor Below Below 9 1 2 None	Type Laundry Storage Bathroom Floor # Main 4	11'1 x 8'3 9'2 x 7'5 of Pieces Ensuite? No		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Below Below Below Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bsmt): Finished Floor (Total):	Electricity,Natural Gas LOT 55, PLAN NWP58 None Rural Setting ClthWsh/Dryr/Frdg/Sta HomeLife Advantage I Type Primary Bedroom Bedroom Kitchen Dining Room Living Room Family Room Bedroom 1,041 sqft 0 sqft 698 sqft 0 sqft	5028, DISTRICT LOT 476, GROU ve/DW Realty Ltd Dimensions 12'3 x 11'2 12'2 x 10'8 10'9 x 11'2 10'8 x 11'11 17'11 x 13'1 17'2 x 11'6 10'5 x 11'7 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	Floor Below Below 9 1 2	Type Laundry Storage Bathroom Floor # Main 4	11'1 x 8'3 9'2 x 7'5 of Pieces Ensuite? No		

Great Location in Rosedale Well, maintained, family home in a Country setting. This home has 3 Bedrooms. Large rec room, 5 appliances, Large downstairs rec room. Furnace and hot water tank and roof updated approx. 10years ago. This home clean shows. well. Nice fenced yard with an 8x10 shed. this home has lots of potential, possible suite potential. Great place to raise your children and pets. Book an appointment today.

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