

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1977
<b>Frontage (ft):</b>	60.04	<b>Bathrooms:</b>	2	<b>Age:</b>	47
<b>Lot Area (sq.ft.):</b>	6,120.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	R-1B
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,197.43
<b>Rear Yard Exp:</b>	North			<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	004-148-266

<b>Style of Home:</b>	2 Storey,Basement Entry	<b>Parking:</b>	Total: 6 - Covered: 0
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	0
<b>Exterior:</b>	Wood	<b>Parking Access:</b>	Front,Side
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Open,RV Parking Avail.
<b>Rain Screen:</b>	No	<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Baseboard	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s),Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	Parkside
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 34, SECTION 30, TOWNSHIP 13, NEW WEST DISTRICT, PLAN NWP50664 PART SW 1/4.
<b>Amenities:</b>	Garden,Storage
<b>Site Influences:</b>	Central Location,Cul-de-Sac,Recreation Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Dishwasher,Microwave,Smoke Alarm,Storage Shed,Windows - Thermo
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'4 x 13'7	Below	Kitchen	12'3 x 11'6
Main	Kitchen	11'8 x 11'6	Below	Dining Room	9'7 x 4'9
Main	Dining Room	7'5 x 11'6	Below	Bedroom	11'11 x 9'1
Main	Primary Bedroom	11'9 x 13'3	Below	Bedroom	9'4 x 8'6
Main	Bedroom	8'5 x 11'6			
Below	Bedroom	11'9 x 10'3			
Below	Living Room	10'1 x 10'7			

<b>Finished Floor (Main):</b>	959 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	2	Above	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	4	No
<b>Finished Floor (Bsmt):</b>	980 sqft	<b>Suite:</b>	Other			
<b>Finished Floor (Total):</b>	1,939 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,939 sqft	<b>Beds In Bsmt:</b>	0 / 5			
		<b># Of Pets:</b>				

Located in the HIGHLY SOUGHT AFTER neighbourhood of PARKSIDE in Aldergrove, on the end of a quiet cul-de-sac walking distance to the elementary school and 3 parks, you will find your next home. This 2 story ground level with 5 BEDROOMS, offers many possibilities for families with 6 PARKING spots plus RV parking and storage. Many new updates incl kitchens and bathrooms, completely renovated basement including new flooring, new paint, new lighting, SS appliances, newer thermo windows, updated plumbing and electrical panel ON DEMAND HTW and so much more! Enjoy sitting out on your private deck while you have your morning coffee, listen to the birds chirp, water trickle down Bertrand creek and watch your garden grow. This home is close to everything come and see today! Open House April 13/14 2-4!